



williams estates

16 Bangor Crescent, Prestatyn – LL19 8EN
£159,950

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Prestatyn

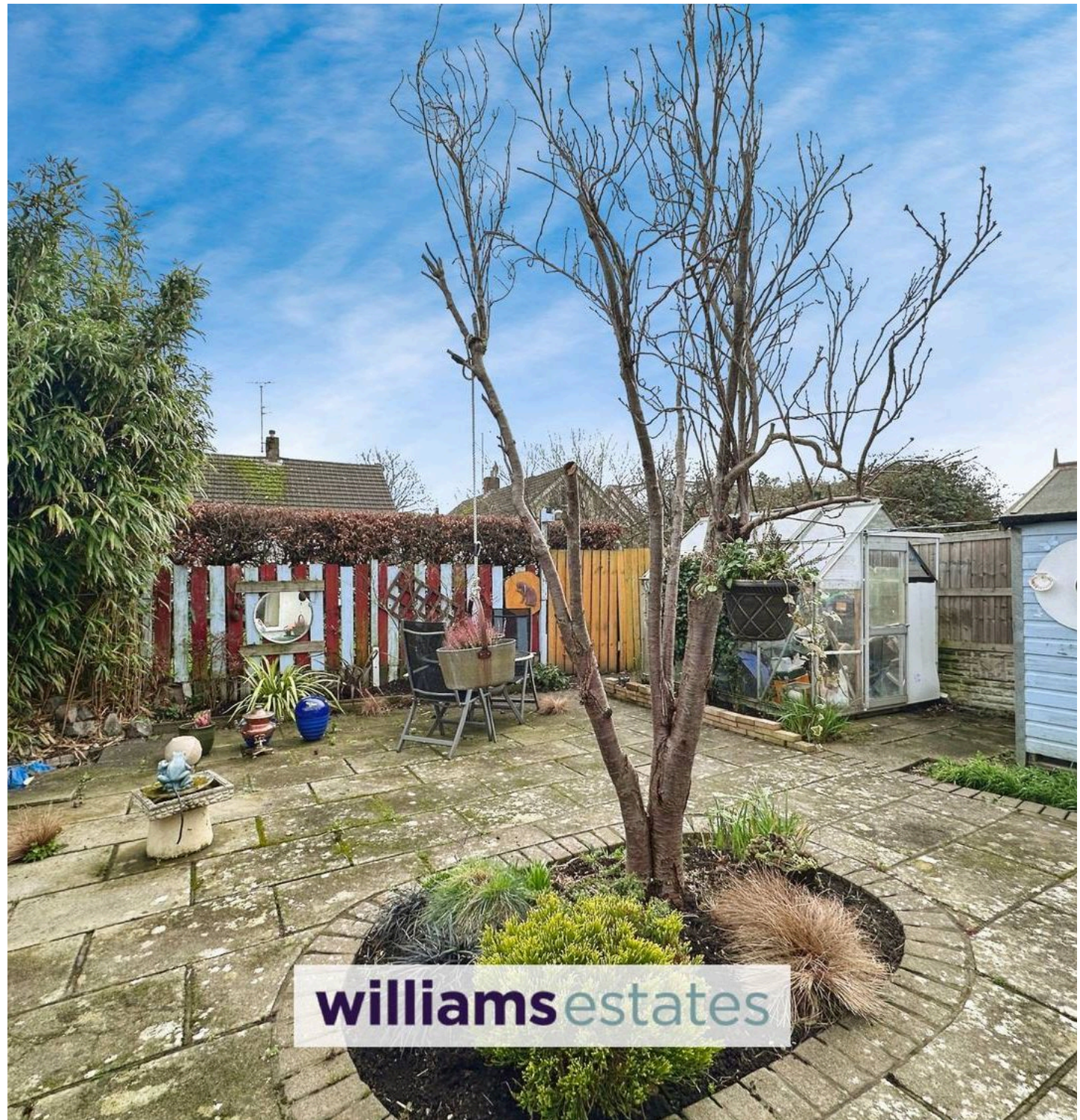
This two bedroom semi detached bungalow is tucked away in a quiet cul-de-sac, just a short stroll from the local shop and all amenities. The property is bright and welcoming, featuring a spacious living room, kitchen, and a conservatory that overlooks the garden (perfect for relaxing or entertaining friends). Both bedrooms are well-proportioned, and the bathroom is fitted with a three piece suite. Offered with no onward chain, this bungalow is ideal for anyone looking to downsize or take their first step onto the property ladder.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Accommodation

Via a double glazed obscure door with obscure glazed panelling leading into the entrance porch.

Entrance Porch

An ideal space for storage having power point, radiator and door off.

Lounge

13' 1" x 13' 3" (4.00m x 4.03m)

Having coved ceiling, lighting, power points, fireplace housing an electric fire, a large double glazed window onto the front elevation and door off.

Kitchen

8' 7" x 7' 3" (2.61m x 2.20m)

Fitted with a range of wall, drawer and base units with worktop surfaces over, sink and drainer with a stainless steel mixer tap over, partially tiled walls, double integrated oven, space for an under the counter fridge, void for washing machine, cupboard housing the boiler, radiator, power points and a double glazed window to the side elevation.

Inner Hallway

Having lighting and doors off.

Bathroom

7' 1" x 4' 7" (2.17m x 1.39m)

Comprising of panelled bath with shower head over, partially tiled walls, W.C., pedestal hand wash basin, radiator and obscure double glazed window.



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Bedroom One

11' 8" x 10' 2" (3.56m x 3.09m)

Having lighting, power points, radiator and double glazed window onto the rear elevation.

Bedroom Two

8' 8" x 7' 1" (2.64m x 2.15m)

Currently being used as a home office having lighting, power points, radiator, fitted wardrobes and double glazed sliding patio door leading into the conservatory.

Conservatory

8' 2" x 7' 10" (2.50m x 2.39m)

Having double glazed units surrounding and double glazed door allowing access onto the rear garden.





FRONT GARDEN

The property is approached via a driveway providing off road parking. The garden to the front being paved for ease of maintenance and is bound by wall and fencing. A timber gate provides access to the rear garden.

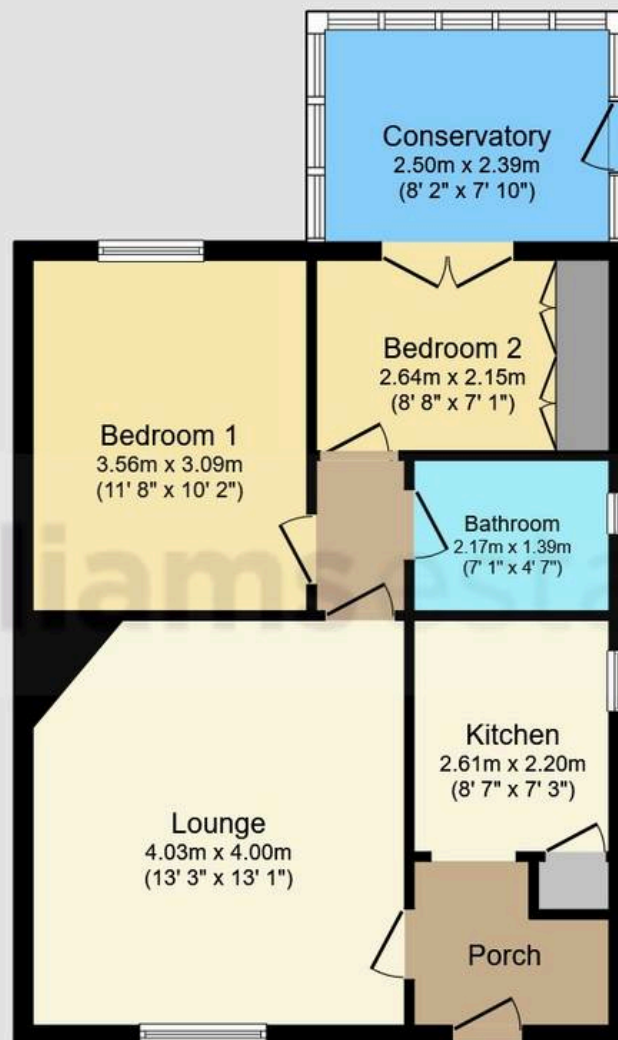
REAR GARDEN

The enclosed rear garden being landscaped for ease of maintenance, having a variety of plants, shrubs and trees. The property benefits from having a timber store, greenhouse and is bound by fencing.

OFF STREET

2 Parking Spaces

Off road parking to the front garden.



Floor Plan

Floor area 64.2 sq.m. (691 sq.ft.)

Total floor area: 64.2 sq.m. (691 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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