



williams estates



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**2 Victoria Road, Prestatyn,
Denbighshire, LL19 7TA**

£179,950

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EPC - C72

Council Tax Band - B

Tenure - Freehold

Victoria Road, Prestatyn

3 Bedrooms - House - Semi-Detached

A well presented spacious semi detached house within walking distance to all local amenities, seaside promenade and bus and train stations. The accommodation briefly comprises of entrance porch, entrance hallway, ground floor W.C., modern fitted kitchen, living room, dining room and conservatory. To the upstairs three bedrooms and a modern fitted shower room. Outside providing gardens to the front and rear. Viewing recommended.



Accommodation

Via a uPVC double glazed door leading into the entrance porch.

Entrance Porch

6'11 x 4'0 (2.11m x 1.22m)

Having uPVC double glazed units surrounding, tiled flooring and timber stable door leading into the entrance hallway.

Entrance Hallway

Having lighting, power points, radiator, coved ceiling, stairs off to the first floor landing and doors off.

Ground Floor W.C.

Fitted with a low flush W.C., hand wash basin, lighting, vinyl flooring and obscure uPVC double glazed window onto the side elevation.

Kitchen

11'06 7'06 (3.51m 2.29m)

Comprising of a range of modern wall, drawer and base units with complementary worktop surfaces over, built in oven, induction hob with stainless steel sink and drainer with stainless steel mixer tap over, void for washing machine, void for the counter fridge, wall mounted gas central heating boiler, vinyl flooring, radiator, uPVC double glazed windows onto the side and rear elevations and a uPVC double glazed door allowing access onto the rear garden.



Living Area

14' x 10' (4.27m x 3.05m)

Having coved ceiling, lighting, power points, radiator, TV aerial point, triple glazed window onto the front elevation and opening into the dining area.

Dining Area

9'08 x 8'02 (2.95m x 2.49m)

Having coved ceiling, lighting, power points, radiator and uPVC double glazed double doors leading into the conservatory.



Conservatory

10'04 x 9'06 (3.15m x 2.90m)

Having wall light points, radiator, tiled flooring, uPVC double glazed windows surrounding and uPVC double glazed doors allowing access onto the rear garden.

Stairs Off To The First Floor Landing

Having obscure uPVC double glazed windows onto the side elevation, loft hatch access, power points, built in storage cupboard and doors off.

Shower Room

6'04 x 6'02 (1.93m x 1.88m)

Comprising of a double shower enclosure with wall mounted shower, low flush W.C., pedestal hand wash basin with stainless steel mixer tap over, radiator and a uPVC obscure double glazed window onto the rear elevation.

Bedroom One

11'08 to the wardrobes x 9'08 (3.56m to the wardrobes x 2.95m)

Having coved ceiling, lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

Bedroom Two

10'02 x 9'08 (3.10m x 2.95m)

Having coved ceiling, lighting, power points, radiator and triple glazed window onto the front elevation.

Bedroom Three

6'05 x 6'02 (1.96m x 1.88m)

Having lighting, power points, radiator and triple glazed window onto the front elevation.

Outside

The property is approached via a wrought iron gate with paved steps leading down to the front garden. The garden to the front being low maintenance and laid to golden gravel and paving and is bound by fencing. A timber gate gives access to the enclosed rear garden. The enclosed rear garden having a paved patio ideal for al fresco dining and is landscaped for ease of maintenance and is bound by fencing with a timber gate providing access to the road to the rear of the property.

Directions

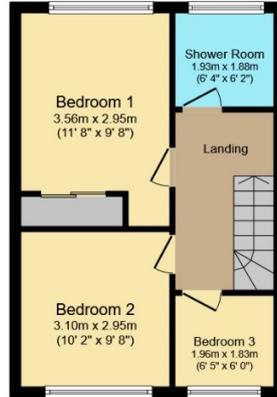
Proceed from Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyffryn passing the bus station on the left, over the railway bridge to the traffic lights. Go directly over onto Bastion Road and turn immediate left onto Queens Court where you can park at the rear of the property.





Ground Floor

Floor area 48.4 sq.m. (521 sq.ft.)



First Floor

Floor area 37.4 sq.m. (403 sq.ft.)

Total floor area: 85.8 sq.m. (924 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



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.



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