



**14 Winchester Drive, Prestatyn,  
Denbighshire, LL19 8DA**

**£220,000**



**EPC - 0    Council Tax Band - C    Tenure - Freehold**



# Winchester Drive, Prestatyn

## 2 Bedrooms - Bungalow - Detached

A spacious detached bungalow located in a sought after location and being within easy reach to the local amenities. The accommodation briefly comprises of entrance hallway, lounge, fitted kitchen, lean to, shower room and two double bedrooms. Outside providing gardens to the front and rear with garage and off street parking. Available with no onward chain.



### Accommodation

The property is accessed via a uPVC obscure glazed door, leading into an entrance hallway.

### Entrance Hallway

Being a generous size and L-shaped and having lighting, power points, radiator, loft access hatch, in built storage cupboards and doors off.

### Lounge

19'7" x 12'0" (5.98 x 3.66)

Having lighting, power points, radiator, uPVC double glazed windows to the side and front elevations, electric fire place with complimentary hearth and surround, T.V aerial point, B.T Fiber point.



### Kitchen

12'5" x 8'6" (3.79 x 2.61)

Comprising of a range of wall, drawer and base units with complimentary worktops over, void for free standing cooker with extractor fan above, void for a free standing fridge, void for a washing machine, sink and drainer with stainless steel mixer taps over, wall mounted ideal boiler, uPVC double glazed windows to the side and rear elevation, space for dining table, lighting, power points, radiator and a uPVC double glazed door giving access to the lean to.

### Lean To

13'10" x 6'2" (4.23 x 1.90)

Having radiator, power points, store cupboard, a timber glazed window to the side elevation with a timber framed door giving access onto the rear garden.

### Bedroom One

13'10" x 9'11" (4.22 x 3.03)

Having lighting, power points, radiator and a uPVC double glazed window to the rear elevation overlooking the lean to.

### Bedroom Two

9'10" x 9'4" (3.0 x 2.86)

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



### Shower Room

6'4" x 5'6" (1.95 x 1.70)

Comprising of a low flush W.C, hand wash basin with stainless steel taps over, walk in shower enclosure with wall mounted shower over, lighting, radiator, partially tiled walls and obscure uPVC double glazed window to the side elevation.

### Outside

The property is approached via a brick paved driveway providing space for off road parking with the front garden being of ease and low maintenance and bound by timber fencing. The rear garden having a paved patio ideal for al fresco dining, a lawned area with decorative borders, bound by timber fencing with access into the garage. The rear having unspoilt views and enjoys a sunny aspect and has the benefit of an outside timber store.

### Garage

18'0" x 7'9" (5.51 x 2.38)

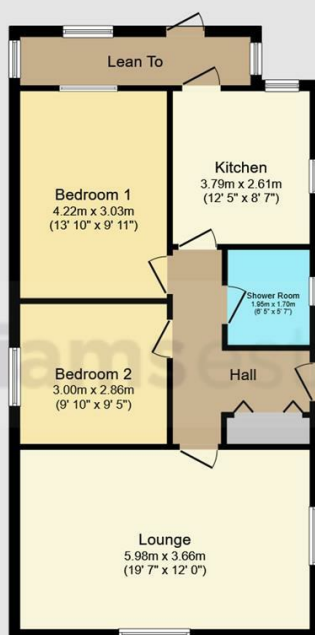
Having double timber doors to the front, single glazed window to the rear an providing great space for storage.

### Directions

Proceed from our Prestatyn office to the mini roundabout opposite Aldi and turn right here and then first left onto Fforddisa. Continue to the crossroads and then turn right onto Ffordd Penrhwyfya. Turn third right onto Winchester Drive.







**Floor Plan**

Floor area 69.7 sq.m. (750 sq.ft.)

Total floor area: 69.7 sq.m. (750 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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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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