



**15 Green Lanes, Prestatyn,
Denbighshire, LL19 7BH**

£275,000

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EPC - E46 Council Tax Band - C Tenure - Freehold

Green Lanes, Prestatyn

3 Bedrooms - Bungalow - Semi Detached

This impressive three bedroom semi-detached dormer bungalow in a sought after seafront location with views across the Prestatyn sand dunes towards the sea. Having a modern kitchen/diner, open plan lounge and sun room, generous family shower room as well as three generous double bedrooms, one with a balcony and views across the North Wales Coast. This property benefits from being refurbished throughout by the current owners, ample off-road parking, garage, easy to maintain and well presented gardens and within a stones throw of the seaside promenade. Internal viewing is highly recommended to fully appreciate everything Green Lanes has to offer.



Accommodation

The property is accessed via a modern front door with decorative glazed paneling, leading into an entrance hall.

Entrance Hallway

Being light and airy and having stairs to the first floor landing, lighting, radiator, cupboard under the stairs for storage, uPVC double glazed obscure window to the side elevation and doors off.

Bedroom One

17'0" x 11'0" (5.19 x 3.36)

Having lighting, power points, radiator, built in wardrobes and a uPVC double glazed bay window onto the front elevation and the BT open reach fibre point.

Bedroom Three

9'9" x 8'10" (2.98 x 2.71)

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

Lounge

15'4" x 12'0" (4.68 x 3.67)

Having lighting, power points, radiator, T.V aerial point, Inglenook fireplace with complimentary surround and hearth, opening out into the sunroom.

Sun Room

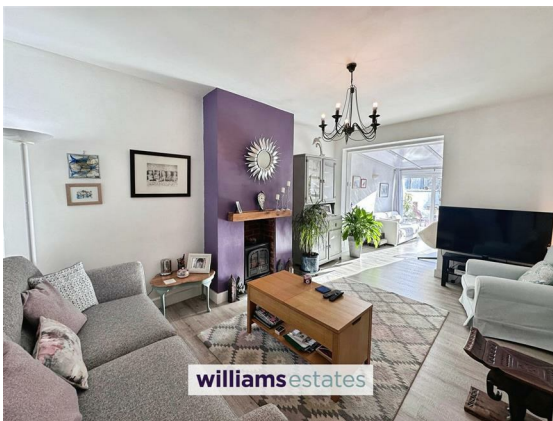
10'4" x 7'4" (3.15 x 2.25)

Having lighting, power points, radiator and a uPVC sliding door giving access to the rear garden, this room enjoys the sun for the majority of the day due to its south facing position.

Shower Room

7'8" x 5'2" (2.35 x 1.58)

Comprising of a low flush W.c, vanity hand wash basin with stainless steel mixer taps over, large walk in shower enclosure with wall mounted shower over, wall mounted heated towel rail, lighting and two double glazed obscure uPVC windows to the side elevation.



Kitchen/Dining Room

16'4" x 11'9" (5.0 x 3.60)

A light and airy kitchen/diner with a range of wall, drawer and base units with a complimentary worktop over, space for dining table, lighting, power points, radiator, integrated oven with four ring gas hob above and decorative splash back and extractor fan above, sink and drainer with stainless steel mixer tap over, integrated washing machine, integrated dish washer, integrated fridge, integrated freezer, T.V aerial point, uPVC double glazed window onto the side elevation, double glazed uPVC onto the rear elevation and two double glazed patio doors providing access onto the rear garden.



First Floor Landing

Stairs leading up to the first floor landing having lighting and a velux window.

Bedroom Two

17'6" x 11'8" (5.35 x 3.57)

With an excellent pitch and ample headroom, having lighting, power points, radiator, a patio door to the front elevation leading out onto the balcony with beautiful views out towards the coastline and having loft access.



Garage

17'9" x 8'0" (5.43 x 2.45)

A single detached garage with an up and over door to the front elevation, personal door to the side elevation and a glazed window to the side elevation, power, lighting and space for storage.

Outside

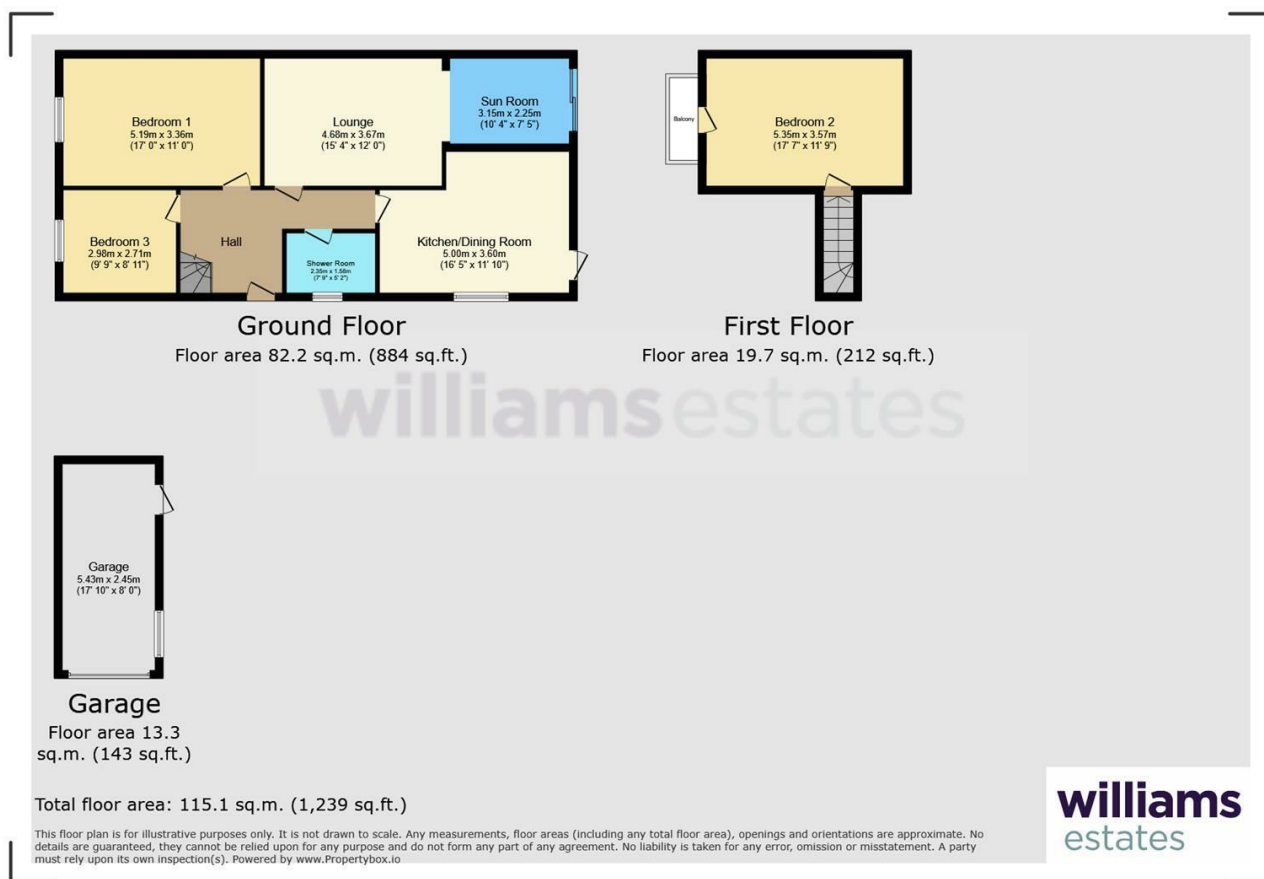
To the front, the property is approached via a brick block paved driveway leading up to a timber gate which then leads down the side of the property to the accommodation. The front garden is of ease and low maintenance, being gravelled with decorative borders and unspoilt views towards the field to the front and out onto the sand-dunes. To the rear, the garden benefits from a sunny patio, an area that is laid to lawn and bound by stone walling, having access into the garage via a personnel door and ideal for alfresco dining all day long.



Directions

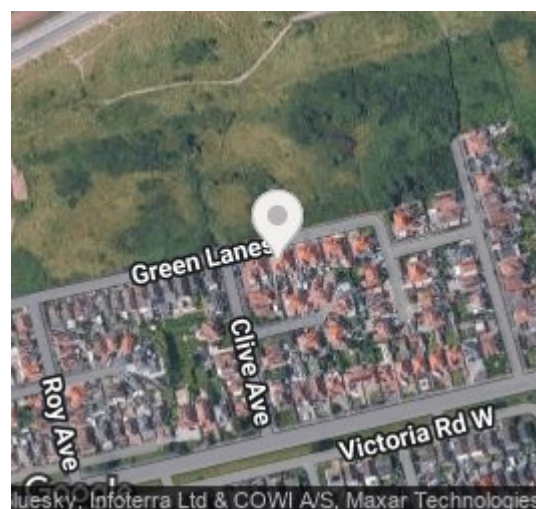
Proceed from the Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Continue along passing the bus station on the left and over the railway line, carry along the road to the traffic lights. Turn left onto Victoria and continue along passing the Ffrith Festival Gardens on the right hand side. Carry along and turn right onto Clive Avenue and continue down to the end of the road. Turn right at the end of the road and the property can be found on your right hand side.





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		
(55-68) D		
(39-54) E	46	
(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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