



**29 Winchester Drive, Prestatyn,  
Denbighshire, LL19 8DB**

**£210,000**

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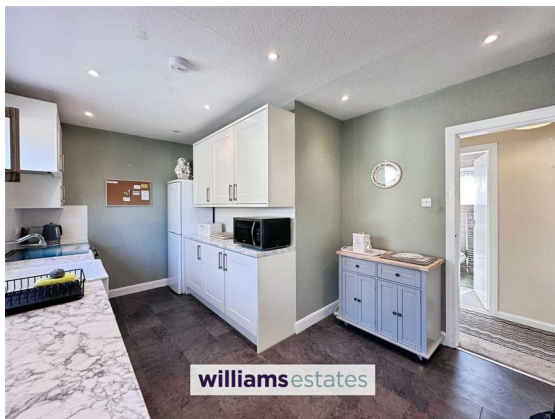
**EPC - D55    Council Tax Band - D    Tenure - Freehold**



# Winchester Drive, Prestatyn

## 2 Bedrooms - Bungalow - Detached

A well-presented two-bedroom detached bungalow in a quiet residential area. The property features a modern kitchen and shower room, spacious living areas, and two double bedrooms. Outside, enjoy tidy, low-maintenance gardens to the front and rear, along with the added benefit of off-road parking and a detached garage. Ideal for downsizers or those seeking a peaceful, move-in-ready home. Viewing is highly recommended to fully appreciate all that this property has to offer.



### Accommodation

Via a uPVC double-glazed door with glass side panel leading into:

### Entrance Hall

Having lighting, power points, a radiator, a cupboard housing the boiler, an electric meter and a good space for storage.

### Lounge

11'6" x 13'11" (3.52m x 4.25m )

Having lighting, power points, radiator, double glazed bay window onto the front elevation with hillside views and a gas fire with a complementary stone surround and hearth.



### Hallway

Having a loft access hatch, lighting, a power point and a radiator.

### Kitchen / Diner

6'9" x 14'8" (2.07m x 4.48m )

Comprising of wall, drawer and base units with a complementary worktop over, sink and drainer with mixer tap over, built-in electric oven and a Beko four-ring electric hob with an extractor fan above, void for a fridge freezer, void for a washing machine, power points, partially tiled walls, space for a dining table, double glazed window onto the side elevation, radiator, inset spot lighting and a door giving access to the side driveway.



### Shower Room

5'3" x 6'6" (1.62m x 1.99m)

Comprising of a walk-in shower with a glass screen and rainfall shower head, a built-in low flush W.C., a built-in vanity unit with a sink and taps over, a wall-mounted mirror-fronted medicine cabinet, a modern wall-mounted towel rail, floor and walls fully tiled and a double glazed obscure window.

### Bedroom One

9'10" x 11'7" (3.02m x 3.54m )

Having lighting, power points, a radiator and a double-glazed window overlooking the rear garden.

### Bedroom Two

8'7" x 11'7" (2.62m x 3.54m )

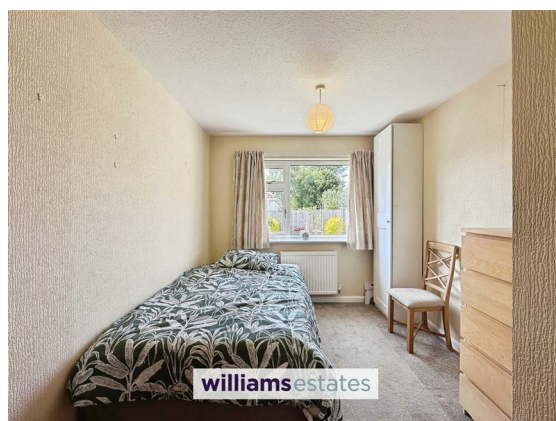
Having lighting, power points, a radiator, fitted wardrobes and a double glazed window overlooking the rear garden.

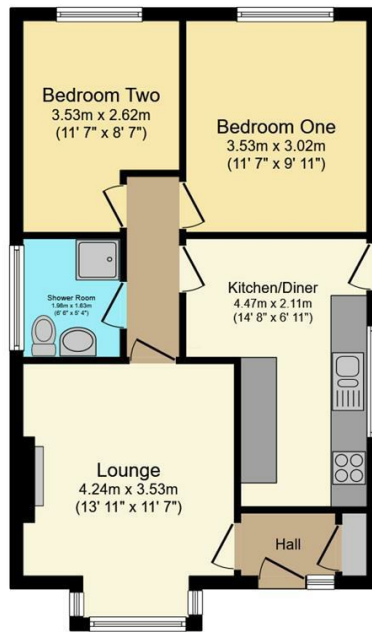
### Outside

A double wrought iron gate leads onto a block paved driveway providing ample off-road parking, which leads to a detached garage with a roller door. The front garden is landscaped for ease of maintenance, a timber gate leads to an enclosed rear garden which is laid to lawn with a concrete patio with paved pathway and seating area perfect for outdoor dining and is bounded by timber fencing.

### 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 Penrhwylyfa. Turn third right into Winchester Drive.





**Floor Plan**

Floor area 54.3 sq.m. (585 sq.ft.)


Total floor area: 54.3 sq.m. (585 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](http://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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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Call us on  
01745 888900  
[Prestatyn@williamsestates.com](mailto:Prestatyn@williamsestates.com)