



**5 Hendre Court, Prestatyn,  
Denbighshire, LL19 9SF**

**£379,950**



**EPC - C71   Council Tax Band - E   Tenure - Freehold**

# Hendre Court, Prestatyn

## 4 Bedrooms - Bungalow - Detached

Having recently undergone a full renovation throughout to the highest standard, the detached four bedroom dormer bungalow is situated within a prestigious and tranquil area of Upper Prestatyn. Offering an exceptional contemporary living experience, this stunning home comprises of four good sized bedrooms, lounge, kitchen/diner, utility room, boiler room, integral garage, shower room and bathroom. Benefiting from uPVC double glazing, gas central heating, ample off-road parking, short walk to the well established Prestatyn High Street and gardens to the front and rear. Internal viewing is highly recommended to fully appreciate!



### Accommodation

Via a composite door leading into the entrance hallway.

### Hallway

Having lighting, power points, radiator, oak flooring, oak stairs off to the first floor and doors off.

### Living Room

19'1" into the alcove x 11'10" (5.84 into the alcove x 3.62)

Having lighting, power points, two radiators, TV aerial point, inset fireplace housing a log burner with slate hearth, large uPVC double glazed window overlooking the front elevation enjoying a nice outlook of the front garden, uPVC double glazed window to the side and oak flooring.

### Kitchen Diner

17'1" x 10'5" (5.22 x 3.20)

Comprising of wall, drawer and base units with high quality worktop surfaces over, sink and half drainer with mixer tap, four ring induction hob with extractor fan above, integrated double oven, integrated fridge and freezer, integrated dishwasher, dining area, inset spot lighting, power points, wall mounted modern radiator, double uPVC double glazed doors giving access onto the rear patio and uPVC double glazed window onto the side elevation.

### Utility Room

8'4" x 7'2" (2.56 x 2.20)

Fitted with base units with worktops surfaces over, wall units, sink and drainer with stainless steel mixer tap over, void for under the counter appliance, door into the boiler room, uPVC obscure double glazed door giving access to the rear garden and door off leading into the kitchen & into the garage.

### Shower Room

9'2" x 5'4" (2.81 x 1.65 )

Fitted with a low flush W.C., vanity hand wash basin with stainless steel tap over, wall mounted heated towel rail, walk in shower enclosure with wall mounted shower head, partially tiled walls, tiled flooring and obscure uPVC double glazed window.



## Bedroom Two

15'0" x 10'0" (4.58 x 3.07)

Having lighting, power points, radiator, oak flooring and uPVC double glazed windows to the side and rear elevations.



## Bedroom Three

11'4" x 9'6" (3.46 x 2.92)

Having lighting, power points, radiator, oak flooring and uPVC double glazed window to the rear elevation.

## Stairs Off To The First Floor

Oak stairs leading to the first floor accommodation.

## Bedroom One

16'11" x 10'7" (5.17 x 3.23)

Having lighting, power points, radiator, storage into the eaves providing ample storage, Velux windows and an opening off into the dressing room.



## Dressing Room

14'9" x 8'11" (4.51 x 2.74 )

Having lighting, power points, radiator, storage into the eaves and Velux windows.

## Bathroom

7'4" x 5'11" (2.24 x 1.82)

Fitted with a deep free standing bath with telephonic shower head over, mixer tap, low flush W.C., vanity hand wash basin with a stainless steel mixer tap, wall mounted heated towel rail, tiled flooring, partially tiled walls, inset spot lighting, extractor fan and a uPVC double glazed obscure window to the side elevation.



## Bedroom Four

14'4" x 10'5" (4.39 x 3.19)

Having lighting, power points, radiator, storage into the eaves providing ample storage, Velux windows and a uPVC window to the front elevation.

## Outside

The property is approached via a driveway providing ample space for off street parking leading up the garage. The garden to the front being of ease and low maintenance and is bound by wall and fencing with an area laid to lawn and paving. Timber gate provides access to the rear garden. The garden to the rear having a paved patio, mainly laid to lawn and bound by fencing and benefits from having outside lighting.



## Garage

12'8" x 7'10" (3.88 x 2.40)

Having double timber doors to the front, lighting, power points, great space for storage, uPVC obscure double glazed window to the side and personal door leading into the utility room.

## Directions

Proceed from the Prestatyn office right onto Meliden Road turning right at the traffic lights onto Fforddlas. Take the next turning right onto Hendre Court.



**Ground Floor**

Floor area 95.9 m<sup>2</sup> (1,032 sq.ft.)

**First Floor**

Floor area 53.9 m<sup>2</sup> (580 sq.ft.)

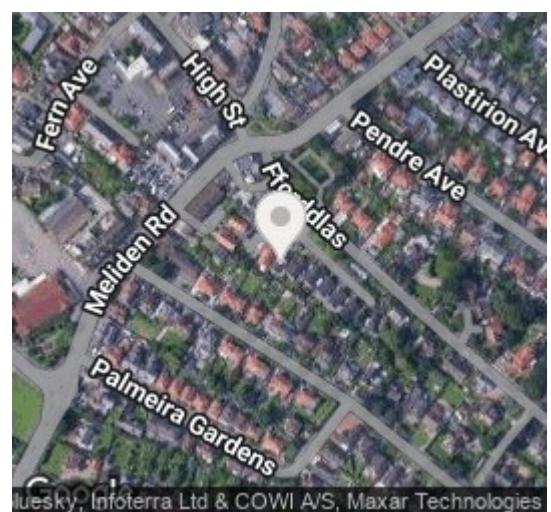
**TOTAL: 149.8 m<sup>2</sup> (1,612 sq.ft.)**

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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