



**14 Durlston Drive, Prestatyn,
Denbighshire, LL19 8AL**

£175,000

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EPC - C69 Council Tax Band - C Tenure - Freehold

Durlston Drive, Prestatyn

3 Bedrooms - House - Semi-Detached

This delightful three bedroom semi-detached house presents an excellent opportunity for families and individuals alike. Boasting, an open-plan living and dining area with kitchen off, perfect for entertaining guests or enjoying family meals.

Outside, the private enclosed rear garden provides a tranquil retreat, ideal for outdoor entertaining. Additionally, the property features a driveway with ample parking space, along with a garage for extra storage or vehicle accommodation.

Situated close to local amenities, schools, and shops, this home is perfectly positioned for convenience and accessibility.



Accommodation

The property is accessed via a uPVC double glazed obscure door leading into the entrance porch.

Entrance Porch

5'7" x 3'2" (1.72 x 0.97)

Having uPVC double glazing surrounding and a timber glazed door leading into the hallway.

Entrance Hallway

Having lighting, radiator, stairs to first floor landing and a door off.

Lounge

12'11" x 12'9" (3.95 x 3.91)

Having lighting, power points, radiator, telephone point, under stairs storage cupboard, feature brick fire surround with tiled hearth, large uPVC double glazed window to the front elevation, BT open reach fire point, opening into the dining room.

Dining Room

10'5" x 11'7" (3.2 x 3.54)

Being of open plan with the living room and having, lighting, power points, radiator, uPVC double glazed window overlooking the rear garden and having views of Prestatyn hillside and a doorway off into the kitchen.

Kitchen

11'0" x 7'1" (3.37 x 2.16)

Comprising of wall, drawer and base units with worktops over, stainless steel sink and drainer with stainless steel mixer tap over, wall mounted boiler, partially tiled walls, lighting, power points, space for a free standing cooker, void for under counter appliances, uPVC double glazed window to the rear elevation and a uPVC obscure double glazed door leading out to the rear garden.

First Floor Landing

Having lighting, power points, loft access hatch, uPVC double glazed window to the side elevation and doors off.

Bedroom One

12'7" x 9'5" (3.84 x 2.89)

A double bedroom having, lighting, power points, radiator, built in wardrobe and a uPVC double glazed window overlooking the front elevation.



Bedroom Three

8'8" x 6'8" (2.66 x 2.04)

Having, lighting, power points, radiator, TV aerial point, storage cupboard and a uPVC double glazed window overlooking the front elevation.

Bedroom Two

9'3" x 9'2" (2.83 x 2.81)

A double bedroom having, lighting, power points, radiator, TV aerial point, storage cupboard and a uPVC double glazed window to the rear having unspoiled views over the Prestatyn hillside.

Bathroom

16'1" x 6'0" (4.91 x 1.85)

Having a full suite, comprising a low flush W.C, hand wash basin with stainless steel taps over, bath with stainless steel taps over with wall mounted electric shower head, lighting, radiator, fully tiled walls, extractor fan and an obscure uPVC double glazed window to the rear elevation.

Outside

To the front of the property is a paved driveway with ample off road parking, the front garden is laid to lawn and bound by timber fence with a mature hedge providing plenty of privacy.

To the rear, the property benefits from an extended patio, perfect for alfresco dining, the garden is mainly laid to lawn and is bound by timber fencing as well as mature hedges and trees as well as having decorative borders. The garden boasts wonderful views over the Prestatyn hillside.

Garage

21'8" x 9'4" (6.62 x 2.85)

Having an up and over door to the front, lighting, power, consumer unit, timber framed window and door to the garden.

Directions

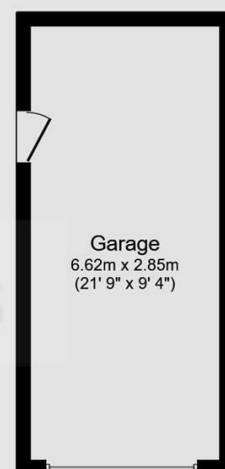
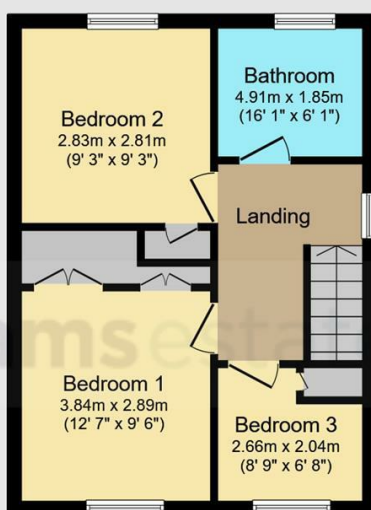
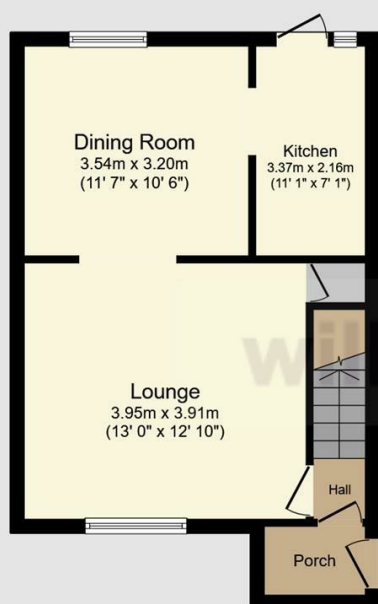
From our Prestatyn office, continue left on Meliden road, at the roundabout take a right and then turn left onto Fforddisa, continue along Fforddisa and then take a right onto Ffordd Penrhwylyfa, turn right onto Llandaff drive and then left onto Burlington drive, then right onto Durlston drive where the property will be found on the right hand side by means of a for sale sign.

Agent Notes

There is plenty of room to the rear of the property for a conservatory or rear extension, subject to planning. Also there is a possibility of having patio doors leading off from the dining room.

The garage has the possibility of being used as a workshop.





Total floor area: 96.0 sq.m. (1,033 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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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