



**2 Chatsworth Close, Prestatyn,
Denbighshire, LL19 9RP**

£230,000

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EPC - C70 Council Tax Band - C Tenure - Freehold

Chatsworth Close, Prestatyn

2 Bedrooms - Bungalow - Semi Detached

Available with no onward chain. A semi detached bungalow located in the sought after area of Upper Prestatyn and within easy reach of the local amenities. The accommodation briefly comprises of entrance hallway, living room, fitted kitchen, rear utility porch, fitted bathroom and two double bedrooms. Outside providing gardens to the front and rear with detached garage. Viewing highly recommended.



Accommodation

Via a uPVC front door giving access into:

Hallway

Having wall lights, cupboard housing the electrics, arch opening into the living room, loft access hatch and doors off.

Living Room

16'4" x 14'9" (4.99m x 4.51m)

Having lighting, lighting, power points, radiator, BT connection point, T.V aerial point, uPVC double glazed bay window onto the front elevation and an arch opening into the hallway.

Kitchen

12'8" x 11'5" (3.88m x 3.50m)

Comprises of wall, drawer and base units with complimentary worktop over, stainless steel sink with drainer and mixer tap over, void for an under counter fridge, built in oven with a four ring electric hob over and a built in extractor fan above, lighting, power, radiators, uPVC double glazed window over looking the rear garden with views out over the North Wales coastline and a uPVC double glazed window to the side of the property, timber door with obscure glazing giving access into:

Rear Utility/Porch

Space for an under counter washing machine with a shelf above ideal for storage, power points, and a uPVC back door giving access to the side and rear of the property.

Bathroom

7'1" x 6'1" (2.18m x 1.87m)

Comprising of a low flush W.C., hand-wash basin with stainless steel mixer tap over, with mixer tap over, wall mounted electric shower with a glass splash screen, partially tiled walls, uPVC obscure double glazed window onto the rear of the property, extractor fan, mirrored medicine cabinet, radiator and storage cupboards housing the Ideal boiler.



Bedroom One

13'0" x 9'10" (3.97m x 3.00m)

Having lighting, power, radiator and a uPVC double glazed window onto the front of the property.

Bedroom Two

10'6" x 9'11" (3.21m x 3.04m)

Having lighting, power, radiator and a uPVC double glazed window onto the rear of the property.

Outside

The property is approached via double gates opening onto a long block-paved driveway, providing ample off-road parking. The front garden also features a gravelled area and well-stocked flower beds filled with a variety of flowers, shrubs and bushes, creating an attractive first impression. The garden is enclosed by timber fencing and established hedging.

To the rear, the garden benefits from a good-sized garage and an external water supply. A paved patio area provides an ideal space for outdoor seating and entertaining, with steps leading down to a lower-tiered garden. This area is mainly laid to lawn and includes an additional patio space along with a prepared base for a shed. The rear garden is fully enclosed by fencing and mature bushes, creating a private and secure outdoor environment.

Double Garage

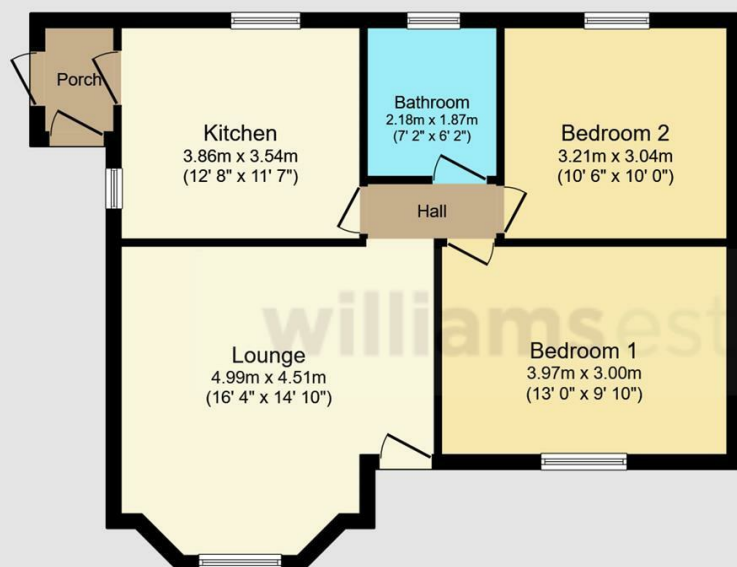
17'6" x 14'11" (5.34 x 4.57)

Being a good size, having an up and over door, inspection pit, two uPVC obscure double glazed windows onto the side of the property and a timber door to the rear giving more access to storage.

Directions

Proceed from Prestatyn office left to the roundabout continue straight over the roundabout along Meliden Road, before the small railway bridge turn left onto Woodland Park and the Avenue and continue along bearing up the hill and taking the first left onto Chatsworth Close and the property can be found on the left hand side.





Total floor area: 83.5 sq.m. (899 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		88
(69-80) C	70	
(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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