

**40 Bangor Crescent, Prestatyn,
Denbighshire, LL19 8EN**

£150,000

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EPC - D60

Council Tax Band - C

Tenure - Freehold

Bangor Crescent, Prestatyn

2 Bedrooms - Bungalow - Semi Detached

A well presented semi detached bungalow situated in a popular residential area of Prestatyn and within easy reach of the local amenities. The accommodation briefly comprises of entrance hallway, good sized living room, modern fitted kitchen, two bedrooms and a modern fitted bathroom. Gardens to the front and rear being landscaped for ease of maintenance together with driveway for off road parking. The property benefits from having gas fired central heating and double glazing. EPC rating D. Available with no onward chain.



Accommodation

Via a double glazed door leading into the entrance hallway.

Entrance Hallway

Having cupboard housing the electric meter and door leading into the living room.

Living Room

13'5" x 13'4"

Having radiator, ample power points, fireplace, double glazed window over looking the front elevation and doors off.

Kitchen

13'9" x 7'1"

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, stainless steel sink and drainer with mixer tap over, built in oven and hob with extractor hood over, part tiled walls, vinyl flooring, radiator, double glazed window to the side elevation and double glazed door leading to the driveway.

Inner Hallway

Having doors off.

Bedroom One

11'7" x 10'2"

Having coved ceiling, power points, radiator, built in storage cupboard and double glazed window overlooking the rear elevation.

Bedroom Two

10'5" x 6'7"

Having coved ceiling, radiator, power points and double glazed window overlooking the rear elevation.

Bathroom

7'4" x 7'0"

Fitted with a white three piece suite comprising of low flush WC, pedestal hand wash basin, panelled bath with shower over, tiled walls, radiator, vinyl flooring and double glazed window to the side elevation.



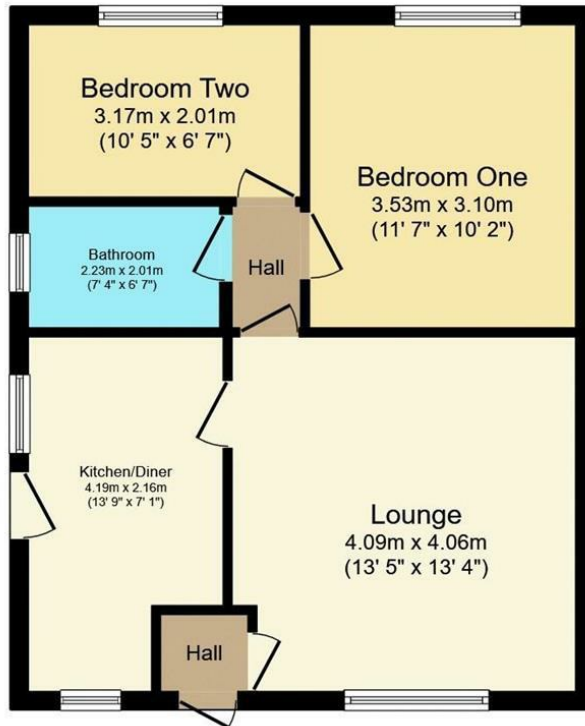
Outside

The property is approached via a driveway providing off street parking. The garden to the front being landscaped for ease of maintenance and is bound by fencing. The driveway in turn leads to the rear garden. The rear garden having a paved patio and is laid with decorative stones and is bound by wall and fencing.

Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn and first left turning onto Fforddisa. Continue along and before crossroads take the right onto Canterbury Drive, follow the road down taking the first right onto Bangor Crescent and the property can be found on the right hand side.





Floor Plan

Floor area 49.4 sq.m. (532 sq.ft.) approx

Total floor area 49.4 sq.m. (532 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 90 60 </div>
(81-91) B	
(69-80) C	
(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

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