

**21 Milmor Way, Prestatyn,  
Denbighshire, LL19 7RU**

**£149,950**

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**EPC - D68**

**Council Tax Band - C**

**Tenure - Freehold**

# Milmor Way, Prestatyn

## 2 Bedrooms - Bungalow - Detached

AVAILABLE WITH VACANT POSSESSION AND NO ONWARD CHAIN! Internal viewing is highly recommended on this detached bungalow. The accommodation affords two bedrooms, living room, kitchen, bathroom and a good sized low maintenance garden to the rear. Additional benefits include uPVC double glazing throughout, gas central heating, ample off-road parking and a spacious garage. EPC Rating TBC.



### Accommodation

Accommodation via a uPVC double glazed door into;

### Entrance Porch

Having lighting, radiator, storage cupboard housing the consumer unit and door leading to the:

### Living Room

12'11" x 13'6" (3.94 x 4.11)

Having lighting, power points, internet access point, radiator, T.V. aerial point and uPVC large double glazed window overlooking the front elevation.

### Kitchen

14'1" x 7'8" (4.29 x 2.34)

Having lighting, radiator, power points, uPVC double glazed window to the front, Worcester boiler, wall, drawer and base units with worktops over, sink and half drainer with mixer tap over, four ring gas hob with integrated oven and stainless steel extractor fan above, void and plumbing for washing machine, uPVC double glazed window to the side elevation and a uPVC door giving access to the rear.



### Bedroom One

13'9" x 10'3" (4.19 x 3.12)

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

### Bedroom Two

10'6" x 7'7" (3.20 x 2.31)

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



### Bathroom

7'9" x 4'6" (2.36 x 1.37)

Comprising low flush W.C., radiator, extractor fan, pedestal hand wash basin with taps over, bath with electric wall-mounted shower over, tiled walls and a uPVC double glazed window to the side elevation.

## Outside

The front of the property is bound by a low brick wall and is paved for ease of maintenance. It affords ample off street parking for vehicles.

The rear garden is mainly laid to lawn and is bound by timber fencing for privacy, making it ideal for alfresco dining.

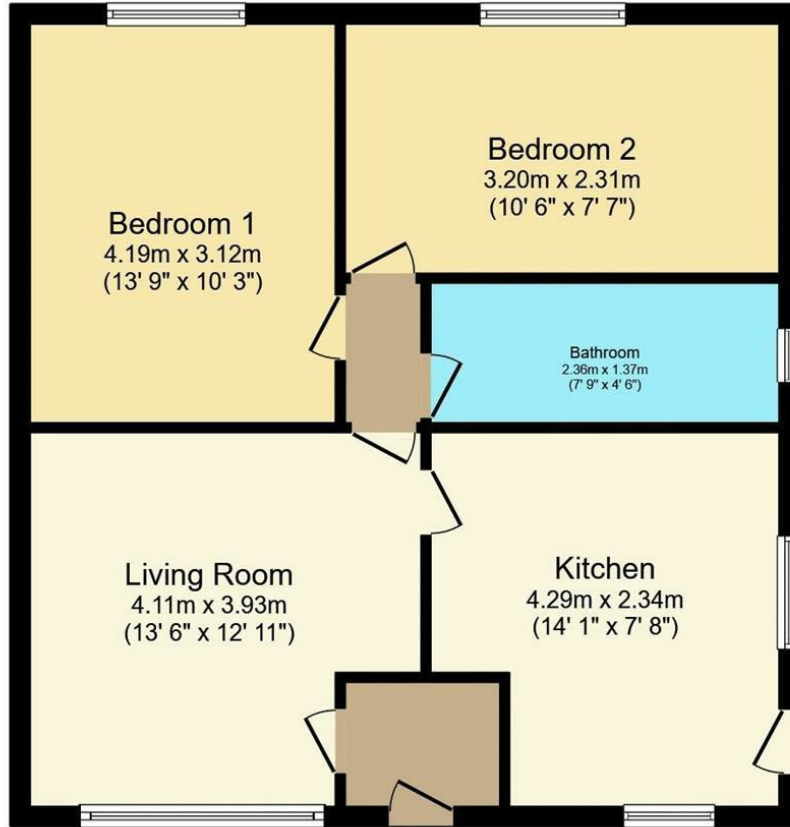
## Garage

Having an up and over door, being ideal for storage.

## Directions

Proceed from our Prestatyn Office to the mini roundabout and proceed down the hill. At the brow of the railway bridge bear left onto Sandy Lane and then turn left towards the end of Sandy Lane on to Glan Y Gors. Take the next on the right on to Pen Tywyn, turn right and then take the next on the left and you are then on Beverley Drive. Take a right on to Milmor Way and can be seen on the left hand side.





**Floor Plan**

Total floor area 64.7 m<sup>2</sup> (696 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.