



**36 Canterbury Drive, Prestatyn,  
Denbighshire, LL19 8ER**

**£150,000**

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

# Canterbury Drive, Prestatyn

## 2 Bedrooms - Bungalow - Semi Detached

Available For Sale! Two Bedroom semi-detached bungalow. Located on Canterbury Drive the property sits on a popular road being within walking distance from local schools and convenience stores. The town centre is reachable on foot but there is an established bus route connecting you to the main bus and train station should you require. The accommodation itself comprises a kitchen, bathroom, two bedrooms and living room. EPC Rating: C 71.



### Accommodation

via a uPVC double glazed obscured door leading into;

### Kitchen

13'4" x 7'4" (4.06 x 2.24)

Comprising wall, drawer and base units with worktops over, void for washing machine, void for under counter fridge/freezer, sink with drainer and mixer tap over, void for free-standing cooker with stainless steel splash back and extractor hood above, lighting, power points, partially tiled walls, space for dining, radiator and uPVC double glazed windows to both the side and front elevation.

### Living Room

13'3" x 13'4" (4.04 x 4.06)

With lighting, power points, t.v. aerial point, tiled surround and hearth, radiator and a large uPVC double glazed window overlooking the front elevation.



### Inner Hall

With lighting, smoke detectors and doors off;

### Bedroom One

11'7" x 10'2" (3.53 x 3.10)

With lighting, power points, radiator and uPVC double glazed window overlooking the rear garden.

### Bedroom Two

10'5" x 6'7" (3.18 x 2.01)

Having lighting, power points, radiator and uPVC double glazed window overlooking the rear garden.



### Bathroom

7'3" x 4'6" (2.21 x 1.37)

Comprising pedestal hand wash basin with taps over, panelled bath with taps over, low-flush W.C., partially tiled walls, lighting and uPVC double glazed obscured window overlooking the rear elevation.

## Outside

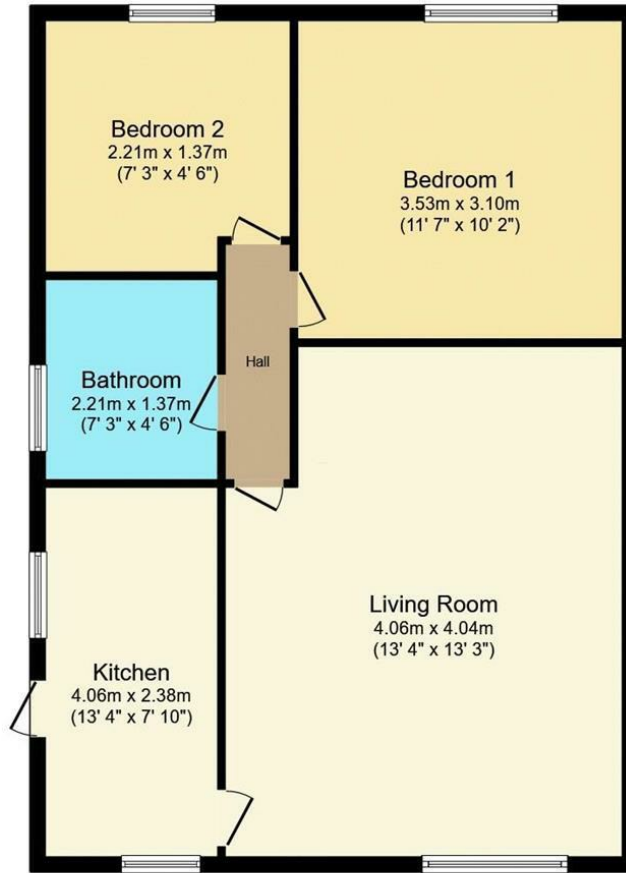
The property is approached via a driveway providing space for off-road parking. The front garden is laid with lawn and home to a variety of bushes and shrubs and bordered with a low wall.

To the rear the garden is laid with lawn and enclosed by timber fencing. There is a garage with power, ideal for storage.

## Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Take the first exit off onto Fforddisa and continue along turning right onto Canterbury Drive where the property can be found on your left hand side.





**Floor Plan**

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>71</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.