



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

£150,000

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EPC - D68

Council Tax Band - C

Tenure - Freehold

Canterbury Drive, Prestatyn

2 Bedrooms - Bungalow - Semi Detached

Video Tour is Available for this Property!

A well presented two bedroom semi-detached bungalow situated in a popular residential area of Prestatyn. The property comprises an entrance hallway, modern fitted kitchen, living room, hallway, two bedrooms and a bathroom.

The property has driveway which provides off street parking and spacious gardens to front and rear. The property benefits from double glazing and gas central heating. EPC rating D.



Accommodation

4'4" x 4'9" (1.32 x 1.45)

Via a double glazed door with matching side panel leading into the entrance hallway.

Entrance Hallway

Having doors off.

Kitchen

8'5" x 7'2" (2.57 x 2.18)

Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, part tiled walls, void for slot in cooker with extractor hood over, void for washing machine, built in cupboard housing the gas central heating boiler, radiator, double glazed window overlooking the side elevation and double glazed door leading to the rear garden.

Living Room

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

Spacious living room with a large double glazed window overlooking the front elevation, power points, vinyl flooring, radiator and door leading to the inner hallway.

Hallway

4'6" x 2'8" (1.37 x 0.81)

Having doors off.

Bedroom One

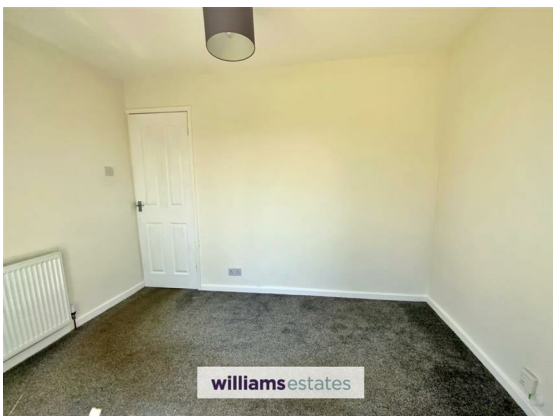
11'7" x 10'2" (3.53 x 3.10)

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

Bedroom Two

6'8" x 10'5" (2.03 x 3.18)

Having lighting, power points, radiator and double glazed double door allowing access onto the rear garden.



Bathroom

4'6" x 7'2" (1.37 x 2.18)

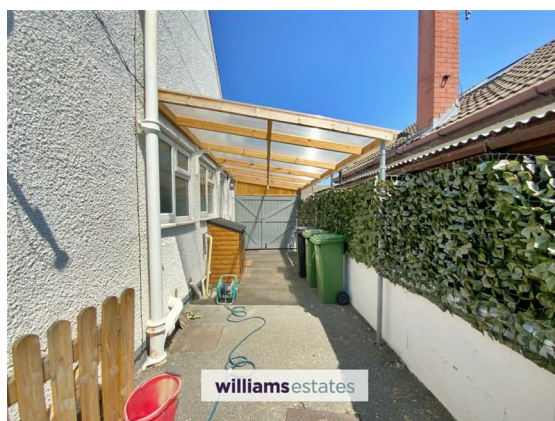
Comprising of low flush WC, panelled bath with shower over, pedestal hand wash basin, heated towel rail, tiled walls, extractor fan and obscure double glazed window to the side elevation.

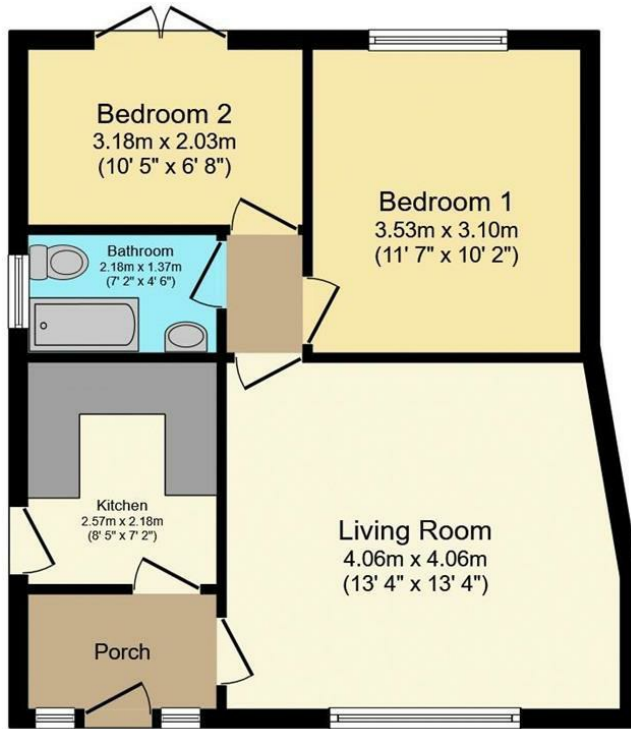
Outside

The property is approached via a driveway providing off street parking. The garden to the front being laid to lawn. Timber double gates allows access to the rear garden. The rear garden having patio area mainly laid to lawn and has the benefit of an outside timber store.

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

Floor area 49.8 sq.m. (536 sq.ft.) approx

Total floor area 49.8 sq.m. (536 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

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | 68 | |
| (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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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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