



## 4 Hardwyn Drive, Prestatyn, Denbighshire, LL19 8BH

**£182,000**

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**EPC - D61**

**Council Tax Band - C**

**Tenure - Freehold**



# Hardwyn Drive, Prestatyn

## 2 Bedrooms - Bungalow - Detached

Williams Estates are delighted to bring to market this two bedroom detached bungalow. The accommodation briefly comprises two bedrooms, living room, bathroom, kitchen and large rear garden. Being situated on Hardwyn Drive the property is within walking distance from two local convenience stores and just a short drive away from the town centre. Viewing internally is highly recommended. EPC Rating: D61.



### Accommodation

via a modern door with obscured double glazing leading into;

### Hallway

Having lighting, power points, loft access hatch, storage cupboard housing the consumer unit and doors off;

### Living Room

13'11" x 10'5" (4.24 x 3.18)

Having lighting with fan, power points, t.v. aerial point, electric fire with surround and hearth, radiator and uPVC double glazed bay window to the front elevation.

### Kitchen

8'8" x 9'8" (2.64 x 2.95)

Comprising wall, drawer and base units with worktops over, wall-mounted boiler, sink and drainer with mixer tap over, void for free-standing oven, radiator, partially tiled walls, void and plumbing for washing machine, void for free-standing fridge freezer, lighting, power points, extractor fan, uPVC double glazed window to the rear and uPVC obscured double glazed door providing access to the rear.



### Bedroom One

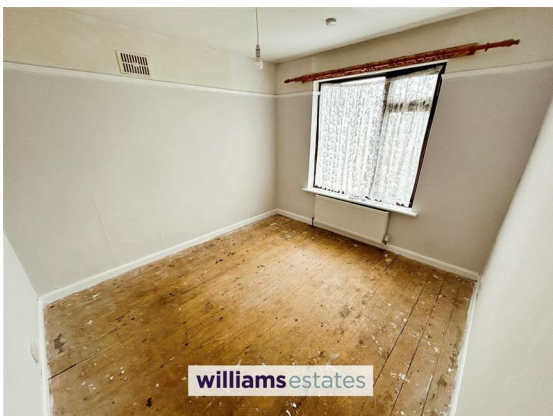
11'0" x 10'2" (3.35 x 3.10)

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

### Bedroom Two

7'10" x 10'2" (2.39 x 3.10)

Having lighting, power points, storage cupboard, radiator and uPVC double glazed window to the side elevation.



### Bathroom

5'11" x 5'4" (1.80 x 1.63)

Comprising low flush W.C., pedestal hand wash basin with mixer taps over, bath with taps over and wall-mounted shower above, heated towel rail, extractor fan, partially tiled walls, lighting and uPVC obscured double glazed window to the side elevation.

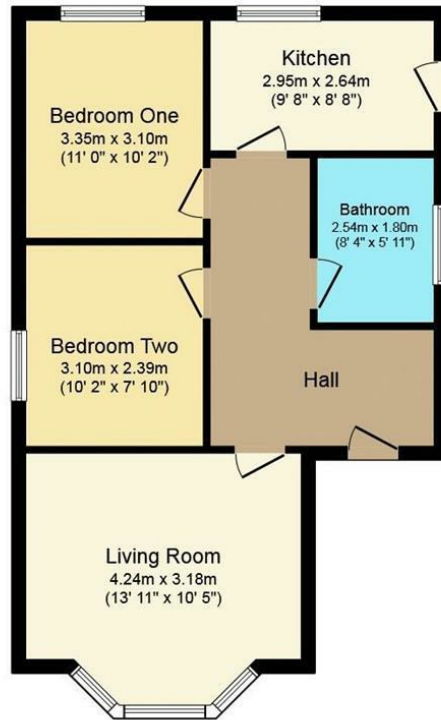
## Outside

The property is approached via paved driveway leading up to the accommodation with an area laid to lawn and bound by mature hedging offering privacy from the road. To the rear the garden is mainly laid-to-lawn, enclosed by timber fencing with a paved pathway leading to a patio area which enjoys all day sun, ideal for al-fresco dining.

## Directions

From our Prestatyn office proceed left toward the mini roundabout and turn right onto Ffordd Pendyffryn and then immediately turn left onto Fforddisa. Continue along Fforddisa past the One Stop shop and take the next right onto Hardwyn Drive and the property can be found on your right hand side.





## Floor Plan

Floor area 56.5 sq.m. (608 sq.ft.) approx

Total floor area 56.5 sq.m. (608 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) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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