

**9 Derwent Close, Prestatyn,
Denbighshire, LL19 7TT**

£190,000

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EPC - C70 Council Tax Band - C Tenure - Freehold

Derwent Close, Prestatyn

3 Bedrooms - House - Semi-Detached

A beautifully presented extended semi detached house situated in a quiet cul-de-sac location and within close proximity to the local amenities, seaside promenade and bus and train stations. The accommodation briefly comprises living room, dining room, conservatory, extended kitchen, three bedrooms and a modern fitted bathroom. To the outside garden to the front with ample off street parking together with covered car port and an enclosed rear garden being landscaped for ease of maintenance with a good sized insulated home office/hobbies room. The property benefits from having gas fired central heating and double glazing. EPC rating C-70.



Accommodation

Via a double glazed door leading into the open plan hallway and living room.

Living Room

15'8" x 13'7" (4.78 x 4.14)

Having coved ceiling, radiator, electric meter cupboard, ample power points, TV aerial point, under stairs storage cupboard, two double glazed window overlooking the front elevation, stairs off to the first floor landing and opening leading into the dining room.

Dining Room

10'5" x 8'2" (3.18 x 2.49)

Having coved ceiling, ample power points, radiator, laminate flooring, double glazed double doors allowing access into the conservatory and door leading into the extended kitchen.

Conservatory

15'4" x 8'1" (4.67 x 2.46)

Having radiator, power points, tiled flooring, double glazed windows surrounding and double glazed double doors allowing access onto the decked patio.

Kitchen

14'4" x 10'4" (4.37 x 3.15)

Fitted with a range of modern wall, drawer and base units with granite effect worktops over, sink and drainer with mixer tap over, void for range style oven with extractor hood over, tiled splash backs, voids for washing machine, dishwasher and fridge freezer, radiator, ample power points, vinyl flooring and double glazed window overlooking the rear elevation.

Stairs Off To The First Floor Landing

Having double glazed window to the side elevation, loft hatch access and doors off.

Bedroom One

12'7" x 8'9" (3.84 x 2.67 (3.83 x 2.66))

Having radiator, power points, built in wardrobe and double glazed window overlooking the front elevation with distant views of the hillside.



Bedroom Two

9'3" x 9'1" (2.82 x 2.77)

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



Bedroom Three

9'11" x 6'9" (3.02 x 2.06)

Having radiator, power points, cupboard housing the gas central heating boiler, laminate flooring and double glazed window overlooking the front elevation with views of the distant hillside.



Bathroom

6'1" x 6'1" (1.85 x 1.85)

Fitted with a three piece suite comprising low flush WC, vanity hand wash basin, panelled bath with shower over, heated towel rail, tiled walls, vinyl flooring, extractor fan and obscure double glazed window to the rear elevation.

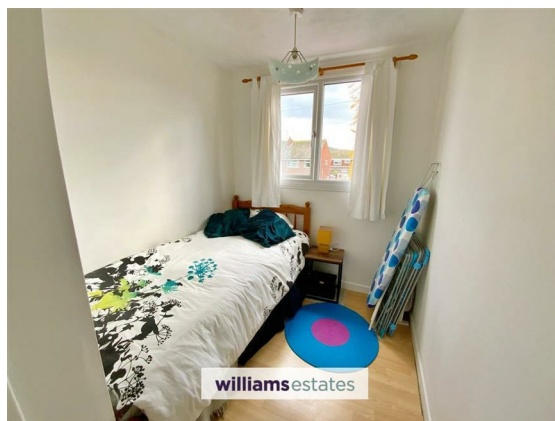
Outside

The property is approached via a blocked paved driveway providing ample off street parking which in turn leads to a car port. The garden to the front being blocked paved for ease of maintenance and is bound by walling. The enclosed rear garden having a decked patio with wrought iron balustrades. Laid to golden gravel for ease of maintenance with circular paving stones, insulated timber built home office/hobbies room and is bound by fencing and has the benefit of outside water supply.

Outside Home Office

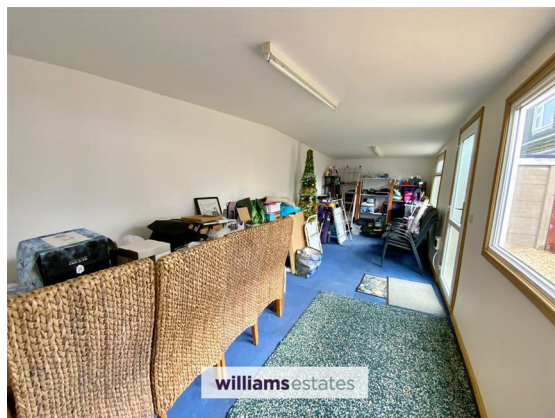
24'0" x 8'5" (7.32 x 2.57 (7.31 x 2.56))

A great outside space ideal for home office or hobbies room having power and lighting, insulated, two double glazed windows and a double glazed door.



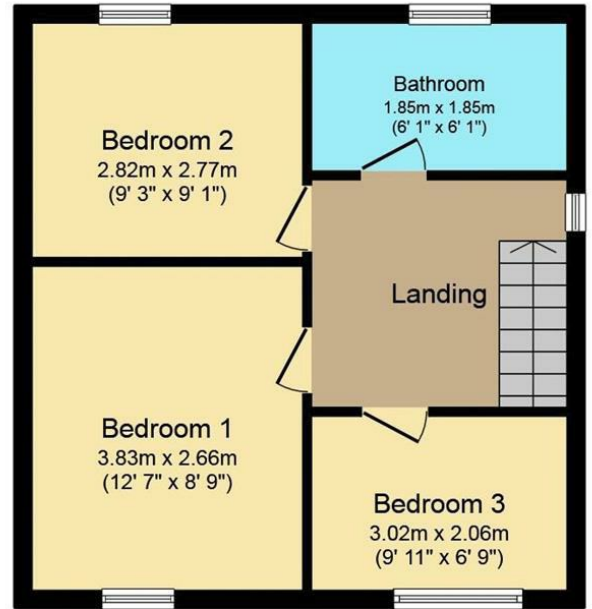
Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Continue along over the railway bridge to the traffic lights. At the lights continue over onto Bastion Road and take the second left turning onto Grosvenor Road. Continue along taking the third left turning onto Derwent Close and the property can be found on the left hand side.





Ground Floor



First Floor

Total floor area 100.2 m² (1,079 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
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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.