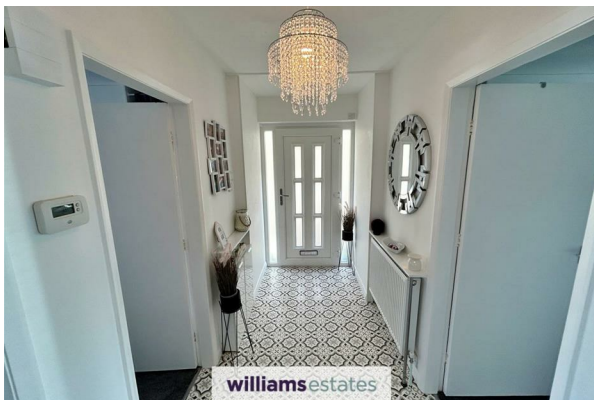


# williams estates



**71 Garnett Drive, Prestatyn,  
Denbighshire, LL19 7DL**

**£200,000**

 2  1  1  C

**EPC - C70    Council Tax Band - C    Tenure - Freehold**

# Garnett Drive, Prestatyn

## 2 Bedrooms - Bungalow - Detached

The perfect example of a well presented two bedroom detached bungalow. Located on Garnett Drive the property has stunning views out towards the hillside and agricultural fields. Being within walking distance from the sea promenade and popular bus route connecting you to both Prestatyn and Rhyl town centres. With modern bathroom and kitchen this property is turn key and viewing is highly recommended. EPC Rating: C 71.

### Accommodation

via a uPVC double glazed frosted door leading into;

### Entrance Hall

Of a good size, having lighting, power points, radiator, cupboard housing the electrics, airing cupboard housing the boiler and doors off;

### Kitchen

10'6" x 10'10"

Comprising wall, drawer and base units with worktops over, stainless steel sink and drainer with mixer tap over, integrated oven with four ring induction hob and extractor hood over, void for free standing fridge/freezer, void and plumbing for washing machine, lighting, power points, radiator, uPVC double glazed window overlooking the rear elevation and an open archway leading into;

### Conservatory

14'6" x 6'0"

With uPVC double glazing surrounding, power points, radiators, lighting and a uPVC double glazed door giving access to the rear.

### Living Room

13'11" x 11'7"

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

### Bedroom One

13'10" x 8'2"

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

### Bedroom Two

13'2" x 8'10"

Having fitted wardrobes, lighting, power points, radiator and a uPVC double glazed window overlooking the conservatory.

### Bathroom

7'8" x 7'8"

A modern bathroom comprising panelled bath with taps over, telephonic and rainforest shower head above, vanity hand wash basin with mixer tap over, low flush W.C., lighting, radiator, extractor fan, tiled effect aqua boarding and a uPVC double glazed obscured window to the side elevation.

### Outside

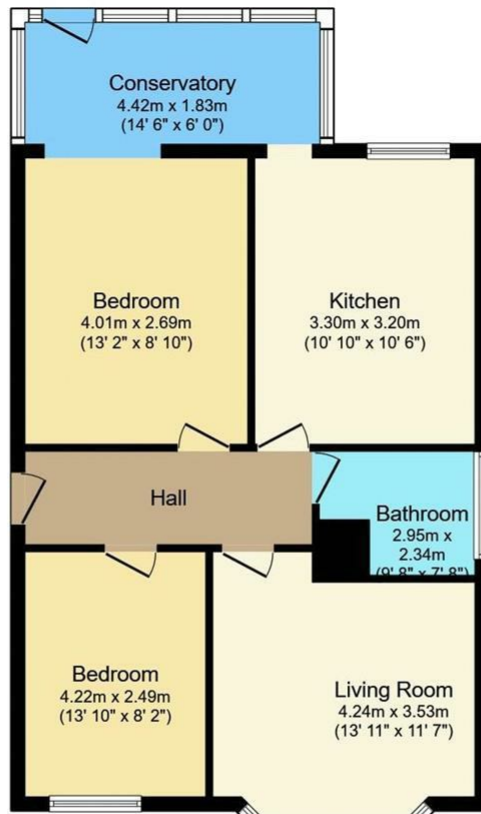
The property is approached via a concrete driveway providing off street parking, leading up to the property with gravelled front garden for ease of maintenance.

The enclosed rear garden is laid with artificial grass for ease-of-low maintenance and bound by timber fencing.

### Directions

Proceed from our Prestatyn Office to the mini roundabout opposite Aldi and continue down the hill, over the railway bridge to the crossroads at Bastion Road/Victoria Road. Turn left and continue along Victoria Road (the coast road) as far as the traffic lights. At the Ffrith Festival gardens turn left onto Ceg Y Ffordd and then right onto Lon Dyfi. Turn left onto Marion Road and follow the road down onto Garnett Drive where the property can be found on the left hand side.





**Floor Plan**

Total floor area 74.2 m<sup>2</sup> (799 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>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</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.