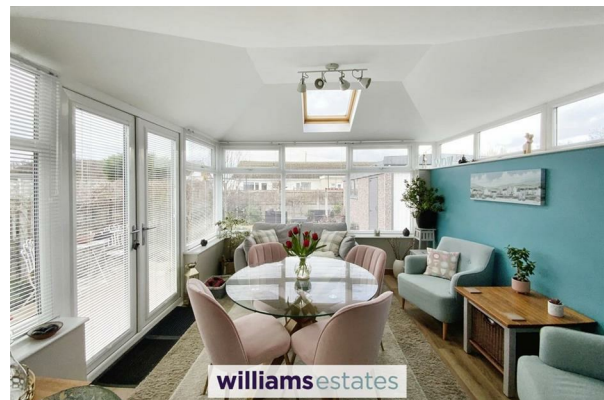


williams estates



**16 Rochester Drive, Prestatyn,
Denbighshire, LL19 8DZ**

£205,000

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EPC - C74 Council Tax Band - C Tenure - Freehold

Rochester Drive, Prestatyn

2 Bedrooms - Bungalow - Semi Detached

A beautifully presented extended semi detached bungalow located in a popular residential area of Prestatyn and situated in a quiet cul-de-sac location. The accommodation briefly comprising of entrance hallway, living room, inner hallway, two double bedrooms, modern fitted kitchen, sun room and a modern fitted bathroom. The outside having gardens to the front and rear with driveway and detached garage. The property benefits from having gas fired central heating and double glazing. Viewing essential to fully appreciate what the property has to offer. EPC rating C74.

Accommodation

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

Entrance Hallway

Having radiator, power points, electric meter cupboard and door leading into the living room.

Living Room

16'10" x 10'6"

Having lighting, power points, TV aerial point, radiator, modern fire suite housing a modern electric fire and double glazed window overlooking the front elevation enjoying distant views of Prestatyn hillside.

Inner Hallway

Having power points, smoke alarm and doors off.

Kitchen

11'2" x 9'4"

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, sink and drainer with mixer tap over, eye level oven and microwave, four ring gas hob with extractor hood over integrated dishwasher, void for washing machine, void for fridge freezer, wall mounted ideal central heating boiler, laminate flooring and opening leading into the sun room.

Sun Room

12'4" x 11'7"

Having ample power points, wall mounted modern radiator, laminate flooring, inset spot lighting, double glazed windows surrounding, velux window and double glazed double doors allowing access onto the rear garden.

Bedroom One

14'2" max x 9'10" max

Having lighting, power points, radiator, built in wardrobes with sliding doors, TV aerial point, loft access hatch with pull down ladder, double glazed windows to the side and front elevation enjoying distant views of Prestatyn hillside.

Bathroom

6'2" x 5'6"

Fitted with a modern bathroom suite comprising of panelled bath with shower over, vanity hand wash basin and low flush WC, heated towel rail, fully tiled walls, vinyl flooring and obscure double glazed window to the side elevation.

Bedroom Two

12'6" x 9'2"

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

Outside

The property is approached via a driveway providing off street parking. The garden to the front being landscaped for ease of maintenance having a variety of plants and shrubs and is bound by hedge and walling. Double timber gates allows access onto the rear garden which in turn leads to the detached garage. The enclosed rear garden being paved with limestone paving ideal for al fresco dining and enjoying a sunny aspect with a variety of plants, shrubs and trees and is bound by fencing. The property benefits from having outside water supply and lighting.

Garage

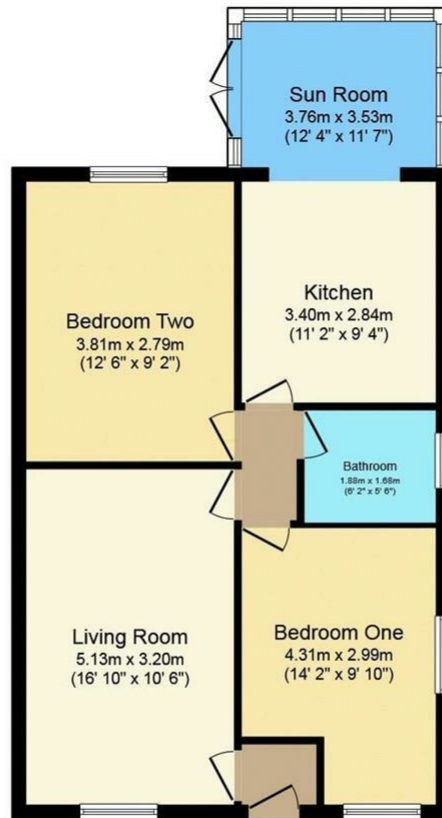
15'9" x 8'2"

Having up and over door, power and lighting, window to the side elevation and personal door allowing access to the rear garden.

Directions

Proceed from Prestatyn office left to the roundabout, taking the second exit right onto Ffordd Pendryffryn and take the first left onto Fforddisa, continue along and take the last turning right onto Canterbury Drive. Continue down and turn right onto Chichester Drive, at the junction turn left and left again onto Rochester Drive and No 16 can be found on the right hand side.





Floor Plan

Total floor area 67.4 m² (725 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) A			
(81-91) B			88
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Call us on
01745 888900

Prestatyn@williamsestates.com

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.