



**20 St. James Drive, Prestatyn,  
Denbighshire, LL19 8EJ**

**£220,000**

 2  1  1  D

**EPC - D65    Council Tax Band - D    Tenure - Freehold**



# St. James Drive, Prestatyn

## 2 Bedrooms - Bungalow - Detached

Available with NO ONWARD CHAIN and recently been re-decorated and carpeted throughout! Situated in the quiet cul de sac location of St James' Drive and within easy reach to the town centre and local amenities. The accommodation briefly comprises a good sized living room, fitted kitchen, conservatory, two double bedrooms and bathroom. To the outside there are gardens to the front and rear together with detached garage and driveway for off street parking. EPC Rating: D - 65.



Living Room



Rear Elevation



Bedroom

### Accommodation

via a uPVC double glazed decorative door leading into;

### Entrance Hallway

Having radiator, power points, lighting, storage cupboard, loft access hatch, smoke detector and doors off;

### Kitchen

8'11" x 10'2"

Comprising wall, drawer and base units with worktops over, sink with mixer tap above, in-built oven with four ring gas hob and extractor hood above, radiator, power points, void for under counter fridge, void and plumbing for washing machine, timber framed single glazed window into the conservatory and a uPVC double glazed obscured door leading into;

### Conservatory

9'3" x 10'0"

With uPVC double glazing surrounding, power points, lighting, carpeted flooring and double patio doors giving access to the rear and side elevation.

### Living Room

14'8" x 20'8" (max)

Of a very good size having lighting, power points, two radiators, t.v. aerial point, electric fire with marble effect surround and hearth and two uPVC double glazed leaded windows overlooking the front elevation.

### Bedroom One

14'11" x 10'1"

Having lighting, power points, radiator and uPVC double glazed window overlooking the rear garden.

### Bedroom Two

12'6" x 8'10"

Having lighting, power points, radiator and uPVC double glazed window overlooking the side elevation.

## Shower Room

6'5" x 8'1"

Comprising walk-in shower enclosure with wall mounted shower, fully tiled walls, lighting, extractor fan, low flush W.C., pedestal hand wash basin with taps over, radiator and a uPVC double glazed obscured window to the side elevation

## Garage

Accessed via either an up-and-over door or timber door to the rear. Having electric and lighting.

## Outside

The property is approached via a tarmac and slabbed driveway leading up to the accommodation and garage. The front garden is laid with golden gravel and two trees. To the rear the property is flagged for ease of maintenance and bound by brick walls for privacy.

## Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Take the first left turning onto Fforddisa and continue along taking the second right turning onto St Andrews Drive. At the T junction turn right and next left and left again onto St James Drive, where the property can be found at the end of the street.



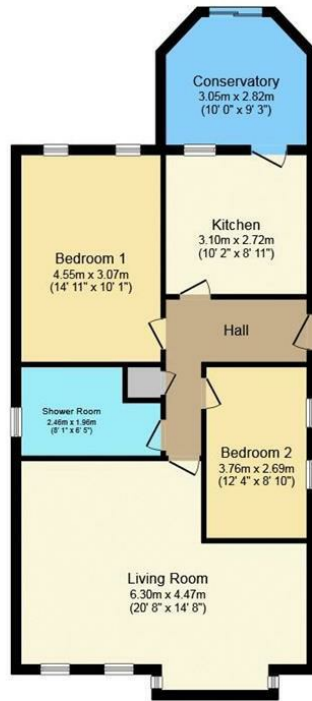
Bedroom



Shower Room



Rear Garden



### Floor Plan

Floor area 80.1 sq.m. (862 sq.ft.) approx

Total floor area 80.1 sq.m. (862 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</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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