



**38 Trevor Road, Prestatyn,
Denbighshire, LL19 7NH**

£260,000

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EPC - D65

Council Tax Band - D

Tenure - Freehold

Trevor Road, Prestatyn

3 Bedrooms - House - Detached

NOW FITTED WITH A NEW ROOF!. A three bedroomed detached house, situated within walking distance of many local amenities including Parc Prestatyn Retail Park, sea promenade, bus routes and train station. Briefly, the property affords a modern kitchen, open plan living/dining room, three bedrooms and a bathroom. Externally, the property benefits from off-street parking, easy to maintain paved front garden and large lawned gardens to the rear. Internal viewing is highly recommended to see the potential this property has to offer. EPC Rating - D 65.



Accommodation

Via a timber glazed door with obscure glazed panelling adjacent, leading into ;

Entrance Hall

14'6" x 7'2"

Having lighting, power points, radiator, under the stair storage, doors and stairs off to further accommodation and an opening into ;

Kitchen

17'4" x 8'4"

Having a range of modern wall, drawer and base units with complementary worktops over, stainless steel sink with double drainer and mixer tap over, voids for under the counter fridge, washing machine, free-standing cooker and free standing fridge freezer, also having partially tiled walls, lighting, power points, uPVC double glazed windows onto the side and rear and a uPVC double glazed door leading into the rear garden.

Open Plan Living Room/Diner.

Dining Area

13'6" x 12'6"

Having lighting, power points, radiator, a uPVC double glazed bay window onto the rear garden, ample dining space, wall mounted central heating boiler with an archway opening into the ;

Living Room

14'5" x 12'7"

Having lighting, power points, t.v aerial point, uPVC double glazed bay window onto the front and a gas fire place with surround and hearth.

Stairs to the First Floor Landing

First Floor Landing

Having lighting, power points, an obscure uPVC double glazed window onto the side and doors off to further accommodation.



Bedroom One

15'1" x 12'2"

With lighting, power points, a radiator and a uPVC double glazed bay window onto the front.

Bedroom Two

12'5" x 11'4"

With lighting, power points, radiator, in-built storage cupboard and a uPVC double glazed window to the rear.

Bedroom Three

8'0" x 7'9"

With lighting, power points, radiator and a uPVC double glazed window onto the front.

Bathroom

8'10" x 8'4"

Comprising a fitted suite including a low flush WC, free standing deep bathtub with mixer tap over and telephonic shower head, walk-in shower enclosure with rainfall shower over and additional telephonic shower head, pedestal hand wash basin, tiling to half level, radiator, loft access hatch, lighting, extractor fan and obscure glazed windows to the side and rear.

Outside

The property is approached via a block-paved driveway providing off street parking with a continued block paved garden for ease of maintenance also having a gate providing access to the rear garden.

The rear garden is mainly laid to lawn with a mixture of shrubs and plants surrounding, also having a paved patio area ideal for alfresco dining, having timber fencing borders making a nice private environment.

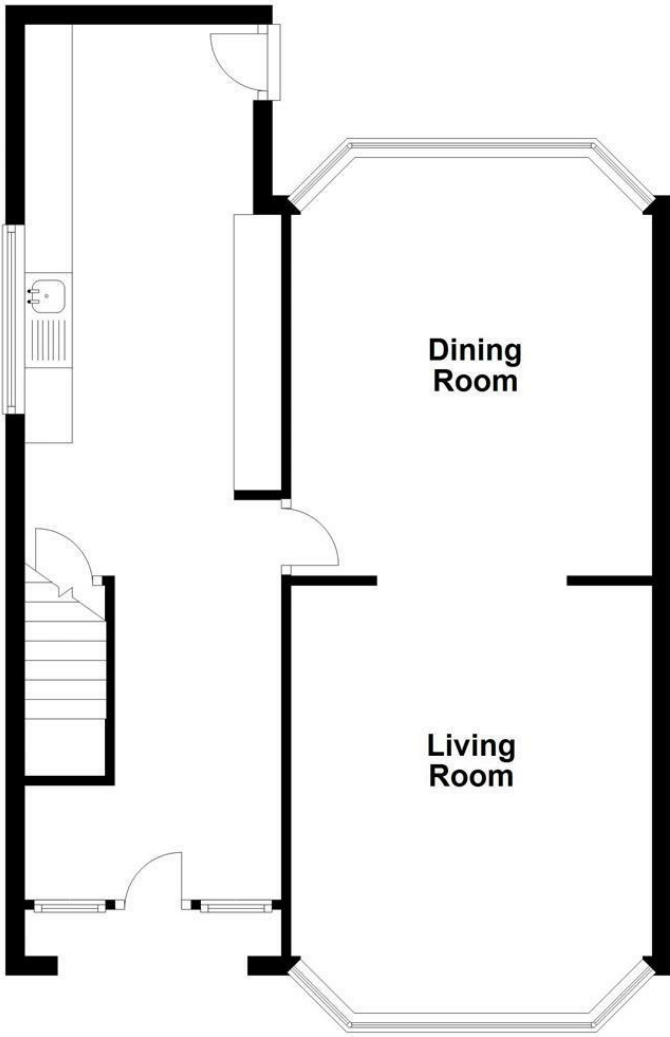
Directions

From our Prestatyn office proceed towards the mini roundabout, at the roundabout take the second exit onto Ffordd Pandyffryn, continuing along passed the bus station and over the railway bridge to the traffic lights. At the crossroads, head straight over onto Bastion Road. Take the second left onto Trevor Road. This property can be found on your right hand side.

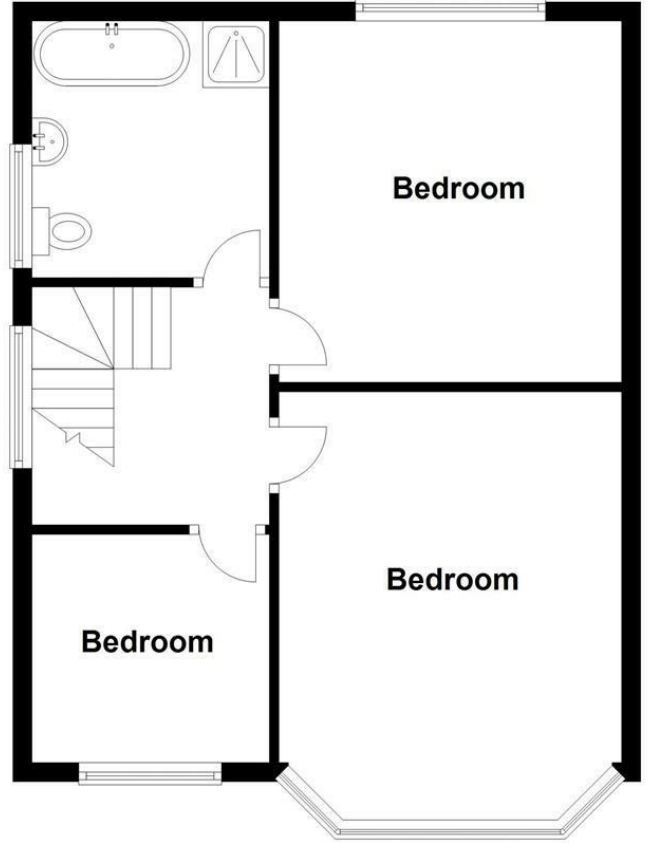
Additional Notes

THE STREET VIEW HAS BEEN REVIEWED BUT DOES NOT QUALIFY FOR BLURRING OR REMOVAL UNDER GOOGLES POLICIES.





Ground Floor



First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	65	
(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.