

williams estates



**15 Warren Road, Prestatyn,
Denbighshire, LL19 7HP**

£280,000

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EPC - D63

Council Tax Band - D

Tenure - Freehold

Warren Road, Prestatyn

2 Bedrooms - Bungalow - Detached

Experience the stunning views from this modern two bedroom detached bungalow situated in a quiet location and within walking distance of the bus and train stations, town centre and seaside promenade. The spacious garden is perfect for outdoor activities enjoying a sunny aspect. Don't miss out on this amazing opportunity to live in a beautiful updated home. EPC rating D 63.

Accommodation

Via a modern decorative glazed door leading into the entrance porch.

Entrance Porch

Having a uPVC double glazed obscure window to the front elevation, cupboard housing the electrics, single glazed obscure timber framed window to the side elevation, power points, lighting and a timber framed obscure glazed door leading into the lounge.

Lounge

22'5" x 12'2"

Having lighting, power points, radiator, telephone point, uPVC double glazed window overlooking the front elevation, a timber framed single glazed window looking onto the dining area, a door leading into the kitchen and a timber framed single glazed door leading into the dining area.

Living Dining Room

18'2" x 13'2"

Ample space for dining with steps leading down the dining area having radiator, lighting, power points, door off leading to the garage and door leading to the inner hallway.

Inner Hallway

Having an inbuilt cupboard ideal for storage, loft access hatch, telephone point, lighting and doors off.

Kitchen

12'0" x 8'10"

Fitted with a range of wall, drawer and base units with complementary worktop surfaces over, space for a free standing fridge freezer, space for a range master oven and hob, stainless steel extractor fan, splash back, integrated dish washer, lighting, power points, wall mounted central heating boiler, uPVC double glazed window to the side elevation and a uPVC double glazed window to the front elevation.

Bedroom One

12'2" x 11'7"

Having, lighting, power points, radiator and a large uPVC double glazed window overlooking the rear elevation enjoying unspoilt views of the Prestatyn hillside.

Bedroom Two

12'0" x 9'11"

Having lighting, power points, radiator, inbuilt cupboard for storage, wash hand basin with stainless steel taps over with partially tiled splash back and a uPVC double glazed window overlooking the side elevation.

Shower Room

8'11" max x 6'0"

Comprising a low flush WC, hand wash basin with stainless steel mixer tap over, corner walk in shower enclosure with wall mounted shower head, wall mounted heated towel rail, lighting, extractor fan, tiled flooring, tiled walls and a uPVC double glazed obscure window to the side elevation.

Garden Room

17'8" x 10'8"

Having lighting, power points, laminate flooring, bi-folding doors onto the side enjoying the stunning views of Prestatyn hillside and store room off.

Store Room

10'5" x 2'10"

Having lighting, power points and ideal for storage.

Garage

17'8" x 8'8"

Having an electric roller shutter door to the front, lighting, power points and great space for utility.

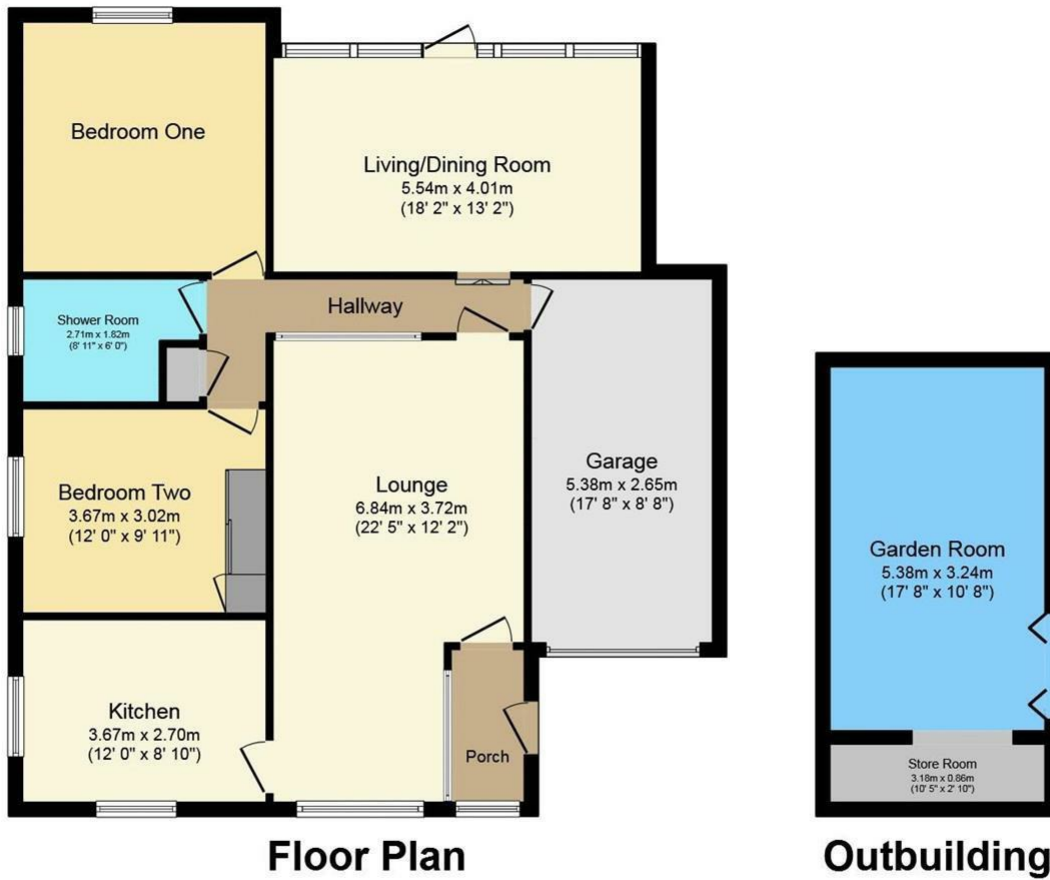
Outside

The property is approached via a driveway providing ample off street parking. The garden to the front being landscaped for ease of maintenance. The driveway leads to the attached garage. The garden to the rear having a paved patio ideal for al fresco dining, small feature pond, enjoying the stunning views, having a variety of plants, shrubs and trees, has the benefit of a timber built insulated garden room and is bound by hedge and fencing.

Directions

From the Prestatyn office proceed to the mini roundabout and turn right down Ffordd Pendyffryn. Follow the road down over the railway bridge and round to the traffic lights. Turn right at the traffic lights onto Marine Road. Proceed along Marine Road turning right, just before the railway bridge, onto Marine Road and the property can be seen on the left hand side.





Floor Plan

Outbuilding

Total floor area 124.8 m² (1,344 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		81
(69-80) C	63	
(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	

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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.