

14 Berwyn Crescent, Prestatyn, Denbighshire, LL19 7UH

£275,000

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EPC - D65 Council Tax Band - E Tenure - Freehold

Berwyn Crescent, Prestatyn

3 Bedrooms - House - Detached

If a family home by the seaside is what you're looking for... look no further! This three bedroom detached house is the perfect place to create family memories. Being situated in a sought after location with an established bus route and within walking distance from the town centre, local schools and parks. The accommodation is deceptively spacious with two reception rooms, large kitchen, dining room and office space. To the rear, the garden is home to modern composite decked area with glass balustrade ideal for enjoying dining al-fresco style! EPC Rating: D 65.



Accommodation

via uPVC double obscure glazed doors with panelling adjacent leading into;

Entrance Porch

Having timber framed obscure glazed door leading into;

Entrance Hall

A good size hall having lighting, power points, radiator, stairs to first floor landing, and doors off;

Living Room

11'10" x 11'7" (3.61 x 3.53)

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

Kitchen/Diner

22'3" x 9'1" (6.78 x 2.77)

Of a very good size having ample space for dining, power points, inset spotlighting and tiled floors. Kitchen comprises wall, drawer and base units with worktops over, Belfast sink with mixer flexi-tap over, integrated fridge and freezer and pantry shelves, void and plumbing for dishwasher and washing machine, integrated dual oven, four-ring gas hob with extractor hood above, radiator, uPVC double glazed windows over looking the front and rear elevations and a door leading into;

Inner Hallway

Having space for storage, lighting, power points, uPVC providing access to the rear and door leading into;

Shower Room

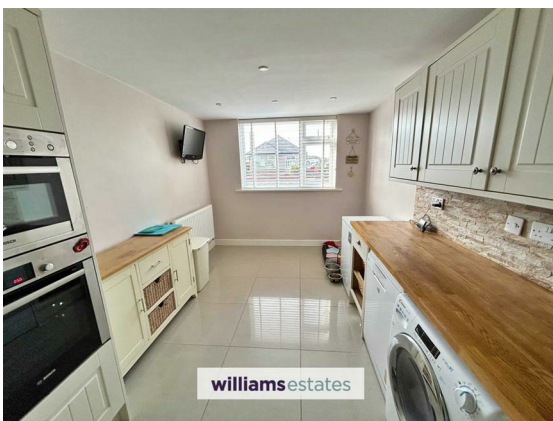
6'5" x 4'6" (1.96 x 1.37)

Comprising walk-in shower enclosure with wall-mounted shower, wall-mounted sink with mixer tap over, lighting, low flush W.C., extractor fan, tiled floors, chrome heated towel rail and a uPVC double obscure glazed window to the rear elevation.

Dining Area

11'5" x 11'8" (3.48 x 3.56)

Having space for dining, power points, lighting, radiator, uPVC double glazed window to the side elevation and an open archway leading into;



Second Reception Room

9'6" x 16'5" (2.90 x 5.00)

A light room benefitting from uPVC double glazed windows and dual patio doors providing access to the rear, lighting, power points, radiator, t.v. aerial point, and an open archway leading into;

Office Space

7'5" x 9'3" (2.26 x 2.82)

Having lighting, power points, open archways to both dining area and second reception room.

Stairs To First Floor Landing

Having lighting, power points, smoke detector, large loft access hatch, power points, an obscure glazed uPVC window to the side and doors off;

Bedroom One

12'11" x 11'11" (3.94 x 3.63)

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

Bedroom Two

10'6" x 11'5" (3.20 x 3.48)

A light and airy room having power points, lighting, radiator and uPVC double glazed windows overlooking the side and rear elevations.

Bedroom Three

6'11" x 8'10" (2.11 x 2.69)

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

Bathroom

5'2" x 7'5" (1.57 x 2.26)

Comprising low flush W.C., pedestal hand wash basin with mixer tap over, lighting, panelled bath with taps and telephonic shower head, partially tiled walls, heated towel rail and uPVC double glazed obscured window overlooking the rear elevation.

Outside

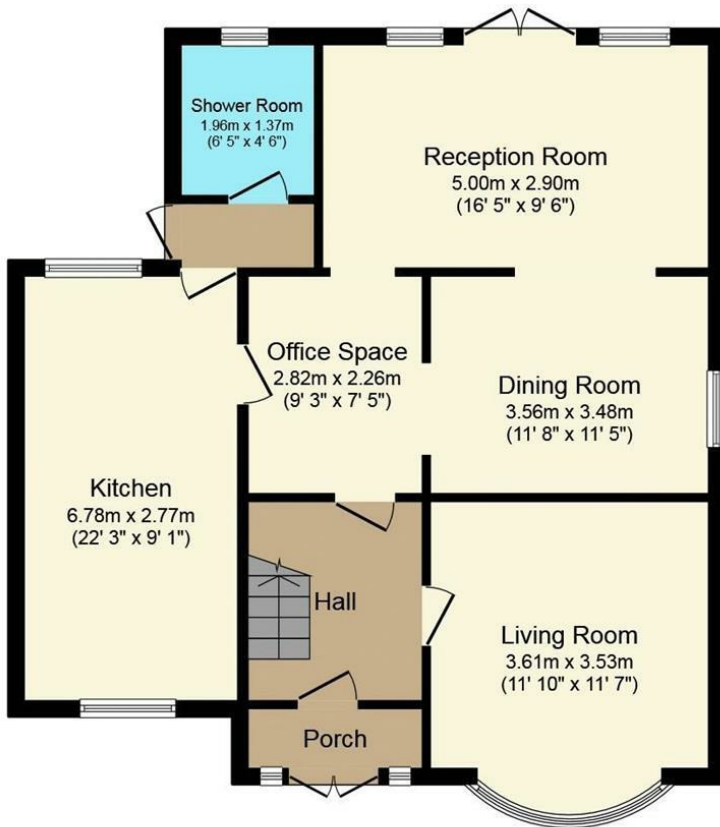
The property is approached via a paved driveway providing space for ample off-road parking and is enclosed by timber fencing.

To the rear the property boasts modern composite decking with glass balustrades ideal for enjoying the warm weather. The garden is laid to lawn with gravelled borders home to a variety of flower, bushes and shrubs.

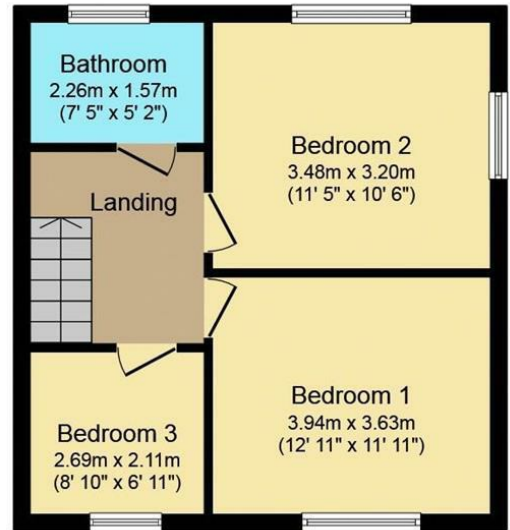
Directions

Proceed from Prestatyn office left to the roundabout and take the right turning onto Ffordd Pendyffryn. Continue along passing the bus station on the left and continue over the railway bridge to the traffic lights. Turn left at the lights onto Victoria Road and continue along for approximately 0.5 miles and turn right onto Berwyn Crescent and the property can be found on your right hand side.





Ground Floor



First Floor

Total floor area 113.7 m² (1,223 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	80
(69-80) C	
(55-68) D	65
(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.