

williams estates



**10 East Close, Prestatyn, Denbighshire,
LL19 7BS**

£289,000

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EPC - C74 Council Tax Band - C Tenure - Freehold

East Close, Prestatyn

3 Bedrooms - Bungalow - Semi Detached

Being fully renovated throughout, this spectacular three bedroom semi-detached bungalow is available with vacant possession and no onward chain! Refurbishments carried out by a local reputable builder, to a high quality finish. Comprising three bedrooms, kitchen, living area, utility, bathroom and en-suite. Internal viewing is highly recommended to fully appreciate! EPC Rating C 74.

Accommodation

via a feature front door with obscure glazed panelling, leading into the;

Entrance Hallway

Being L-shaped, having lighting, power points, radiator, loft access hatch and doors off.

Bedroom One

17'2" x 10'10"

Having lighting, power points, radiator, T.V. aerial point, uPVC double glazed bay window onto the front elevation and an en-suite off.

En-suite

9'10" x 3'3"

Comprising low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, heated mirror, wall mounted heated towel rail, tiled flooring, tiled walling, walk-in shower enclosure with a wall mounted shower head over, inset spot lighting and an extractor fan.

Bedroom Two

10'11" x 7'11"

Having lighting, power points, radiator, cupboard housing the electrics, T.V. aerial point and a uPVC double glazed window onto the front elevation.

Bedroom Three

11'4" x 8'11"

Having lighting, power points, radiator, T.V. aerial point, inset spot lighting and a uPVC double glazed window onto the side elevation.

Bathroom

8'9" x 5'1"

Comprising low flush W.C., bath with mixer tap over and a wall mounted shower head, inset spot lighting, heated mirror, vanity hand-wash basin with a mixer tap over, wall mounted heated towel rail, tiled flooring, tiled walling, extractor fan and a uPVC double glazed obscure window onto the side elevation.

Utility

10'0" x 9'11"

Comprising base units with worktop over and wall units, partially tiled walls, wall mounted ideal combination boiler, stainless steel sink and a half and drainer with stainless steel mixer tap over, integrated washing machine, integrated dishwasher, lighting, power points, integrated dishwasher, integrated fridge, integrated freezer and an opening into the;

Open Plan Kitchen/Living Area

Kitchen

Comprising base and drawer units with worktop over and wall units, integrated electric oven, four ring electric hob with extractor fan above, integrated microwave, lighting, power points, partially tiled walls, uPVC double glazed double patio doors giving access to the rear and access to the;

Living Area

Having lighting, power points, radiator, T.V. aerial point and uPVC double glazed windows onto the front, side and rear elevations.

Outside

To the front, the property is approached via an ease and low maintenance block paved driveway, providing ample space for off-road parking and being beautifully presented with outside power points to the front. To the rear, there is a garage providing ample space for storage, with the rear garden being block paved, beautifully presented borders and bound by timber fencing. Outside there is a water source, views of the hillside and the outside area is ideal for alfresco dining.

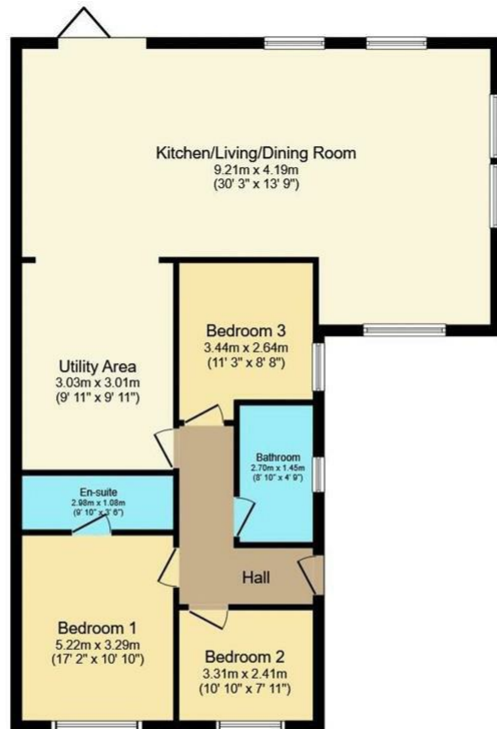
Directions

Proceed from Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyffryn Avenue and continue along, passing the bus station on the left, continuing over the railway bridge to the traffic lights. Turn left onto Victoria Road and continue along passing the Ffirth Festival Gardens on the right hand side. Continue along taking the sixth right exit off onto Roy Avenue turn right onto East Close and the property can be seen at the head of the cul de sac.

Notes

The T.V. aerial points are all connected to an adapter in the loft.





Floor Plan

Floor area 94.5 sq.m. (1,017 sq.ft.) approx

Total floor area 94.5 sq.m. (1,017 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) A		87
(81-91) B		
(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	

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