



**20 Clayton Drive, Prestatyn,
Denbighshire, LL19 9RW**

£325,000

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EPC - D61

Council Tax Band - E

Tenure - Freehold

Clayton Drive, Prestatyn

2 Bedrooms - Bungalow - Detached

Situated within the highly sought after and prominent area of Upper Prestatyn, enjoying unspoilt views of the North Wales Coastline and Clwydian Range. Offering contemporary living throughout, comprising of two bedrooms, lounge, kitchen/diner, bathroom and en-suite. Benefitting from double glazing, central heating, ample off-road parking for multiple vehicles and being perfectly positioned to all local amenities. Viewing of this superb property is highly advised! EPC Rating D 61.



Accommodation

via a modern composite front door with double glazed panelling, leading into the;

Entrance Porch

Having space for coat hanging and a timber framed obscure glazed door leading into the;

Entrance Hallway

Being L-shaped and of a good size, having lighting, power points, radiator, loft access hatch, ample sized cupboard for storage and doors off.

Lounge

16'5" x 12'6"

Being light and airy, having lighting, power points, radiator, inglenook with complementary surround and hearth, T.V. aerial point, uPVC double glazing onto the side, uPVC double glazed window onto the front enjoying spectacular views of the North Wales coastline and Clwydian Range and a door off into the;



Kitchen/Diner

16'8" x 10'5"

Comprising wall, drawer and base units with a complementary worktop over, sink with a stainless steel mixer tap over, four ring induction hob with a stainless steel extractor fan above, integrated double oven, void/space for a free-standing fridge/freezer, integrated dishwasher, integrated washing machine, lighting, power points, radiator, cupboard for storage, uPVC double glazed window onto the front elevation enjoying views of the North Wales Coastline, uPVC double glazed window onto the side enjoying views of the North Wales Coastline and a modern composite door with double glazed panelling giving access to the rear garden.



Bedroom One

10'2" x 10'2"

Having lighting, power points, wall mounted modern radiator, fitted wardrobes, uPVC double glazed sliding patio door giving access to the rear patio and an en-suite off.

En-suite

8'6" x 6'10"

Comprising low flush W.C., larger than average shower enclosure with a wall mounted shower head, wall mounted modern heated radiator, hand-wash basin with a stainless steel mixer tap over, lighting, partially tiled walls and a uPVC double glazed obscure window onto the side elevation.

Bedroom Two

14'8" x 10'6"

Having lighting, power points, radiator and a uPVC double glazed french patio door with uPVC double glazed windows adjacent providing access to the rear patio.



Bathroom

10'5" x 7'5"

Comprising low flush W.C., p-shaped bath with mixer tap over and a wall mounted shower head, vanity hand-wash basin with a stainless steel mixer tap over, partially tiled walls, wall mounted heated towel rail, lighting, extractor fan and a uPVC double glazed obscure window onto the side elevation.



Outside

The property is approached via a brick block paved driveway providing ample space for off-road parking for multiple vehicles, with the front garden being beautifully landscaped and of ease and low maintenance. Also to the front, there is a patio area ideal for outdoor seating and also access to the front of the garage.

To the rear, the garden benefits from being of ease and low maintenance and tiered. Having a paved patio area ideal for alfresco dining, lawned area, raised decked area, beautifully presented borders and unspoilt stunning views of the North Wales Coastline over the rooftops and views of the hillside to the rear.

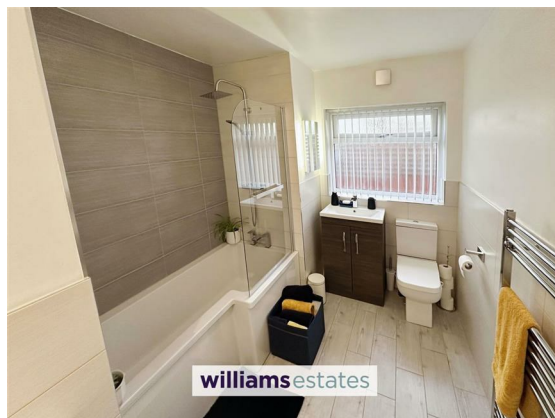


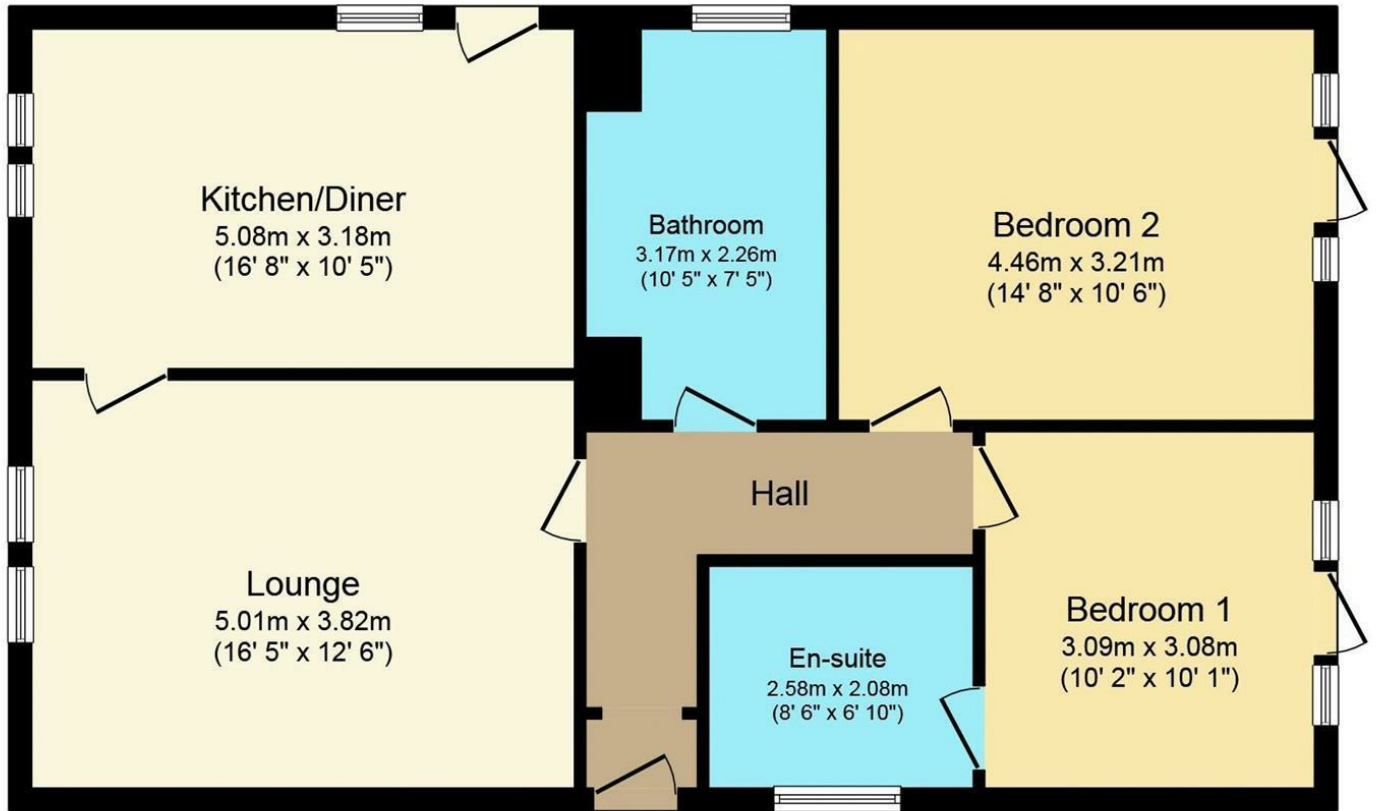
Notes

The property benefits from a complete new roof, trusses and felt within the last 12 months, along with the loft being partially boarded.

Directions

Proceed from our Prestatyn office left to the roundabout and take the first exit off and continue along Meliden Road. Take the third turning left onto Woodland Park, The Avenue and continue along taking the second left turning onto Clayton Drive where the property can be found on your right hand side.





Floor Plan

Total floor area 85.2 m² (917 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	84
(69-80) C	
(55-68) D	61
(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.