



**101 Winchester Drive, Prestatyn,
Denbighshire, LL19 8DJ**

£195,000



EPC - null

Council Tax Band - C

Tenure - Freehold

Winchester Drive, Prestatyn

2 Bedrooms - Bungalow - Semi Detached

A beautifully presented extended semi detached bungalow situated in a popular residential area of Prestatyn. The spacious accommodation briefly affords entrance hallway, living room, modern fitted kitchen, utility porch, sun room/second sitting room, two double bedrooms and a modern wet room. To the outside garden to the front together with driveway providing off street parking for several vehicles. The enclosed rear garden being a particular feature of the property which is larger than average, having a detached garage with electric door, power and lighting and personal door. The property benefits from having gas fired central heating and double glazing. Viewing highly recommended. EPC C69.



Accommodation

Via double glazed door with matching side panel leading into the entrance hallway.

Entrance Hallway

Having radiator, electric meter cupboard, coat hanging space and door leading into the living room.

Living Room

16'9" x 10'6"

Having coved ceiling, wall light points, modern fire suite housing an electric fire with timber mantle over, TV point, ample power points, radiator, double glazed window overlooking the front elevation and door leading into the inner hallway.

Inner Hallway

Having smoke alarm and doors off.

Kitchen

11'2" x 9'3"

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, stainless steel sink and drainer with mixer tap over, tiled splash back, inbuilt oven and hob with stainless steel extractor hood over, void for washing machine, void for fridge, radiator, tiled flooring, wall mounted gas central heating boiler, double glazed window overlooking the sun room and opening leading into the side porch/utility area.

Utility Porch

11'2" x 4'5"

Fitted with base units with worktop surface over, tiled flooring, double glazed window overlooking the front and side elevations, double glazed door allowing access onto the rear garden and door leading into the sun room/second sitting room.



Sun Room/Second Sitting Room

11'9" x 11'4"

Having wall mounted electric heater, ample power points, TV point, double glazed windows overlooking the side and rear elevation enjoying distant views of the hillside and rear garden.

Bedroom One

14'3" max x 9'8" max

Having two radiators, ample power points and double glazed windows overlooking the front and side elevation.

Bedroom Two

12'5" x 9'2"

Having radiator, ample power points, TV point, loft hatch access, storage cupboard and double glazed window overlooking the rear elevation enjoying the distant views of the hillside.

Modern Wet Room

6'3" x 5'7"

Fitted with a wall mount hand wash basin, low flush WC., wall mounted shower, radiator, tiled walls, extractor fan and obscure double glazed window to the side elevation.

Outside

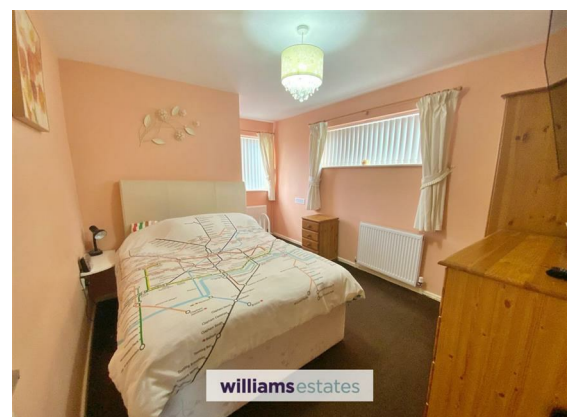
The property is approached via a long driveway providing parking for several vehicles. The garden to the front being mainly laid to lawn with a variety of plants and shrubs and is bound by walling. The driveway in turn leads to electric double timber gates allowing access to the rear garden. The rear garden being a particular feature of the property being larger than average, mainly laid to lawn with an abundance of plants, shrubs and trees together with fruit bearing tree. Having the added benefit of an outside timber store and detached garage.

Detached Garage

Having an electric door, power and lighting, window to the side elevation and personal door allowing access to the garden.

Directions

From the Prestatyn office proceed to the mini roundabout and turn right onto Ffordd Pendyffryn and left onto to Fforddisa and take the fourth turning on the right into Canterbury Drive and the third exit into Chichester Drive and right into Winchester Drive and the property can be seen on the right hand side.





Ground Floor

Floor area 73.9 sq.m. (795 sq.ft.) approx

Total floor area 73.9 sq.m. (795 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		
(81-91) B		
(69-80) C		
(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	

Call us on
01745 888900

Prestatyn@williamsestates.com

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.