

**51 St Georges Drive, Prestatyn,  
Denbighshire, LL19 8EG**

**£210,000**

 2  1  2  E

**EPC - E54**

**Council Tax Band - C**

**Tenure - Freehold**



# St Georges Drive, Prestatyn

## 2 Bedrooms - Bungalow - Detached

Favoured Residential Area! Beautifully Presented Throughout! This accommodation comprises of two bedrooms, living room/dining area, shower room, kitchen, conservatory and loft room. Added benefits include easy to maintain gardens with the rear being larger than average, ample off-road parking for multiple vehicles, garage, uPVC double glazing and gas central heating. Internal viewing highly recommended to fully appreciate everything this property has to offer. EPC Rating- E54



### Accommodation

Via a double glazed door leading into the entrance porch.

### Entrance Porch

7'4" x 4'0" (2.24 x 1.22)

Having a uPVC double glazed window onto the side elevation, tiled flooring, power point and a timber framed single glazed door leading into the dining area.

### Living Room/Dining Area

22'0" x 10'11" (6.71 x 3.33 (6.70 x 3.32))

Having coved ceiling, lighting, power points, two radiators, multi-fuel burner with modern surround and hearth, telephone point, T.V. aerial point, laminate flooring, uPVC double glazed window onto the side elevation, uPVC double glazed window onto the front elevation and door off into the inner hallway.

### Inner Hallway

Having lighting, power points, stairs off to the loft rooms, doors off and opening leading into the kitchen.

### Kitchen

11'7" x 7'4" (3.53 x 2.24)

Fitted with a range of modern wall, drawer and base units with a complementary worktop over, integrated dishwasher, integrated fridge, integrated freezer, integrated electric oven, stainless steel sink with mixer tap over, five ring gas hob with stainless steel extractor fan over, partially tiled walls, cupboard housing the Worcester combination boiler, lighting, power points, laminate flooring, uPVC double glazed window onto the side elevation and a uPVC double glazed door leading into the conservatory.

### Conservatory

10'9" x 7'2" (3.28 x 2.18)

Having lighting, power points, void for washing machine and tumble dryer with worktop surface over, uPVC double glazed panelling surrounding and a uPVC double glazed door giving access onto the rear garden.



### Bedroom One

10'4" x 9'8" (3.15 x 2.95)

Having lighting, radiator, power points and a uPVC double glazed window onto the rear elevation.

### Bedroom Two

11'6" x 8'5" (3.51 x 2.57 (3.50 x 2.56))

Having lighting, power points, radiator, laminate flooring and a uPVC double glazed window onto the side elevation.

### Bathroom

8'3" x 7'5" (2.51 x 2.26)

Fitted with a white three piece suite comprising of panelled bath with shower over, pedestal hand wash basin, low flush WC, partially tiled walls, radiator, vinyl flooring and obscure double glazed window to the side elevation.

### Stairs Off Inner Hallway To Loft Rooms

A ladder style staircase leading to the loft rooms.

### Loft Room One

9'9" x 8'10" (2.97 x 2.69)

Having power points, laminate flooring and velux window.

### Loft Room Two

14'8" x 3'10" (4.47 x 1.17)

Having power points and velux window.

### Garage/Games Room

20'8" x 8'0" (6.30 x 2.44)

Via a uPVC double glazed obscure door to the side elevation having lighting, power points, radiator, multi fuel burner, uPVC double glazed window onto the front and two single glazed timber windows onto the side.

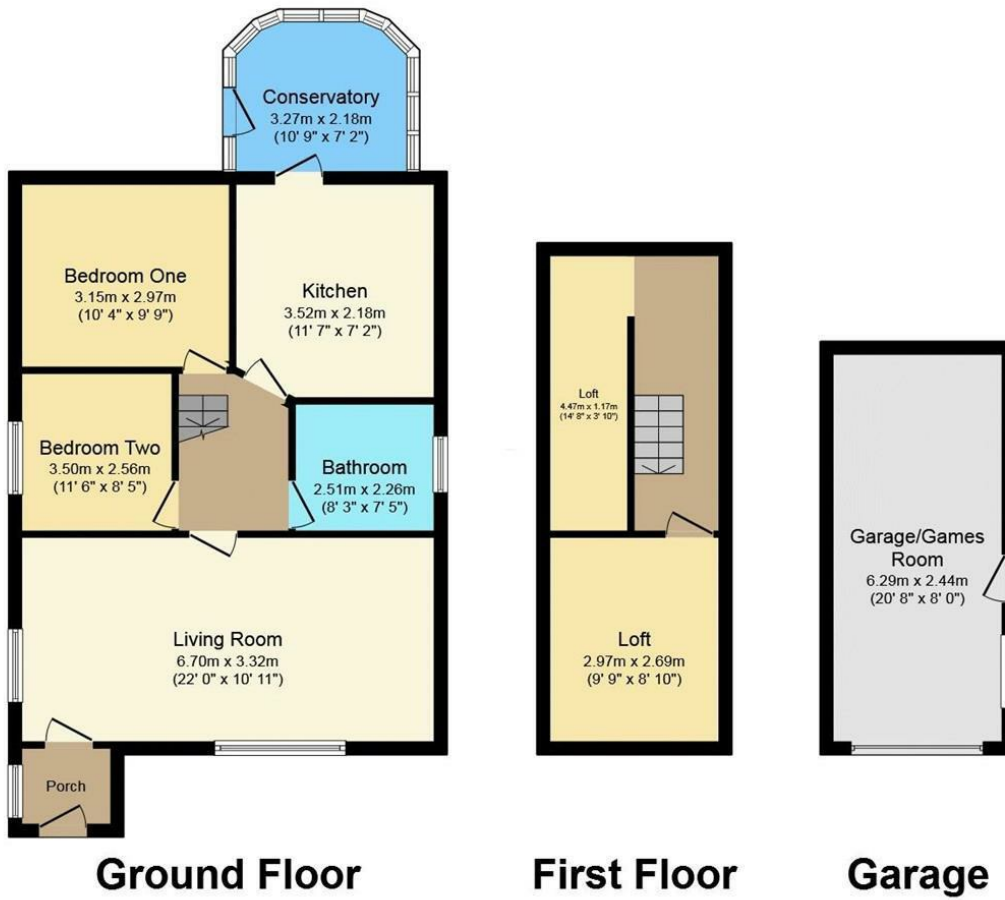
### Outside

The property is approached via iron gates leading onto the driveway which provides ample off-road parking for multiple vehicles and in turn gives access to the accommodation. The front garden is mainly laid to lawn with a variety of shrubs and is easy to maintain. The enclosed rear garden is of a good size having a paved patio with outside timber stores. A timber gateway allows access onto the rear section of the garden which is mainly laid to lawn with a paved path leading to a further timber store and is bound by fencing with a variety of shrubs and trees surrounding.

### Directions

Proceed from our Prestatyn Office bearing left onto Meliden Road, at the mini roundabout turn right and take the immediate left onto Fforddisa. Continue along Fforddisa for about half a mile bearing right into St. Andrews Drive then right into St. Georges Drive where the property can be seen on the left hand side.





Total floor area 108.5 m<sup>2</sup> (1,168 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	54	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 888900

[Prestatyn@williamsestates.com](mailto: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.