

williams estates



**4a Seabank Drive, Prestatyn,
Denbighshire, LL19 7PW**

£215,000

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EPC - D67 Council Tax Band - Tenure - Freehold

Seabank Drive, Prestatyn

2 Bedrooms - Bungalow

A spacious two bedroom detached bungalow situated within the seaside town of Prestatyn. Comprising two bedrooms, living room, kitchen and conservatory. Having ample off road parking and an easy to maintain garden to the rear. Internal viewing is highly recommended to fully appreciate!



Accommodation

Via a double glazed door with matching panel adjacent leading into the entrance porch.

Entrance Porch

Having tiled flooring, timber glazed doors leading into the store room and double glazed door with matching side panel leading into the entrance hallway.

Entrance Hallway

Having coved ceiling, power point, radiator, built in storage cupboard, laminate flooring, loft hatch access and doors off.

Living Room

17'10" x 11'10"

Having coved ceiling, two radiators, ample power points, TV aerial point, laminate flooring, double glazed window to the side elevation and large double glazed window overlooking the front elevation.

Kitchen

11'9" x 10'11"

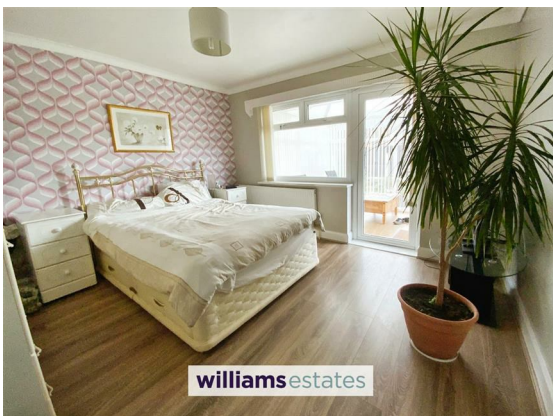
Fitted with a range of wall, drawer and base units with complementary worktop surfaces over, stainless steel sink and drainer with mixer tap over, tiled splash back, built in oven with gas hob and extractor hood over, void for tumble dryer and under the counter fridge, void for free standing fridge freezer, radiator, coved ceiling, double glazed window to the side elevation and door leading to the rear porch.

Rear Porch

Having vinyl flooring, part tiled walls, single glazed window to the WC and double glazed door allowing access to the side and rear garden.

WC

Having part tiled walls, low flush WC, extractor fan and single glazed obscure window.



Shower Room

6'3" x 5'4"

Fitted with a corner shower cubicle with wall mounted shower, vanity hand wash basin, tiled walls, vinyl flooring, extractor fan, heated towel rail and obscure double glazed window to the side elevation.

Store Room

17'7" x 8'9"

Currently being used as a store room/utility room having wall mounted electric and gas meters, wall mounted Worcester gas central heating boiler, plumbing for washing machine, ample power points, obscure double glazed window to the side elevation and timber glazed doors to the front.

Bedroom One

11'9" x 11'6"

Having coved ceiling, power points, radiator and double glazed window overlooking the rear elevation enjoying views of the garden.

Bedroom Two

12'4" x 11'6"

Having coved ceiling, ample power points, radiator, TV aerial point, double glazed window to the rear elevation and double glazed door leading into the conservatory.

Conservatory

7'10" x 7'10"

Having double glazed windows surrounding, lighting and power points and double glazed doors allowing access onto the rear garden.

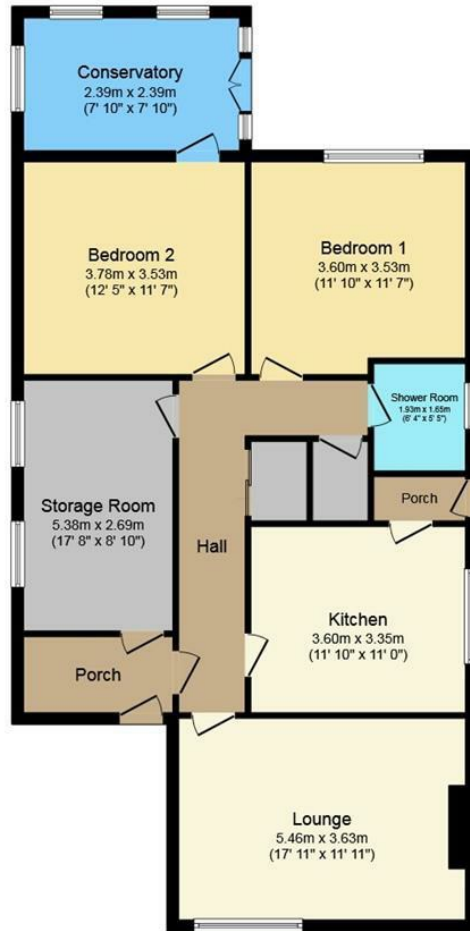
Outside

The property is approached via a driveway providing off road parking. The garden to the front being laid to lawn with a variety of plants and shrubs and is bound by wall and fencing. Wrought iron gates either side allows access to the enclosed rear garden. The rear garden having a paved patio, paved pathway, laid to lawn with a variety of plants, shrubs and trees. An outside timber store and is bound by fencing. The property has the benefit of an outside water supply.

Directions

Proceed from the Prestatyn office to the mini roundabout turning right onto Ffordd Pedyffryn, turning immediately left onto Fforddisa. At the crossroads turn right onto Ffordd Penrhwyfla and continue along over the bridge turning right onto Seabank Drive and the property can be found on the right hand side.





Floor Plan

floor area 108.1 m² (1,164 sq.ft.) approx

n 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) A		
(81-91) B		83
(69-80) C	67	
(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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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.