



**20 The Meadows, Prestatyn,
Denbighshire, LL19 8EY**

£200,000

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EPC - C69

Council Tax Band - D

Tenure - Freehold

The Meadows, Prestatyn

2 Bedrooms - Bungalow - Detached

A charming detached bungalow with two bedrooms, nestled in a sought after residential area on The Meadows in Prestatyn. Inside, you'll find a spacious living room, a well-appointed kitchen with the bonus of a conservatory off! The gardens are landscaped for ease-of-low maintenance with ample off-road parking. You won't want to miss out on this property! EPC Rating TBC.



Accommodation

via a uPVC decorative double glazed door leading into;

Entrance Hallway

Having lighting, power points, radiator, loft access hatch, cupboard housing consumer unit, internet access point, smoke detector and doors off;

Living Room

15'9" x 10'8" (4.82 x 3.27)

Having lighting, power point, radiator, t.v. aerial point, gas fire with surround and hearth and a uPVC double glazed window overlooking the front garden.

Kitchen

10'6" x 9'4" (3.21 x 2.87)

Comprising wall, drawer and base units with worktops over, lighting, power points, single drainer sink with taps over, void for free-standing fridge/freezer, void and plumbing for washing machine, void for free-standing cooker with extractor fan above, t.v. aerial points and open archway leading into;

Conservatory

10'4" x 8'0" (3.15 x 2.46)

Having radiator, space for dining, uPVC double glazing surrounding and uPVC door leading into the rear garden.



Bedroom One

13'9" x 10'10" (4.21 x 3.32)

Having lighting, power points, radiator and a uPVC double glazed window overlooking the rear garden.

Bedroom Two

9'5" x 8'7" (2.89 x 2.64)

Having lighting, power points, radiator, and a uPVC double glazed window overlooking front elevation.



Bathroom

6'7" x 5'10" (2.03 x 1.78)

Comprising low flush W.C., vanity hand wash basin with taps over, panelled bath with taps over and wall mounted shower, radiator, extractor fan, lighting and uPVC obscured double glazed window to the side elevation

Outside

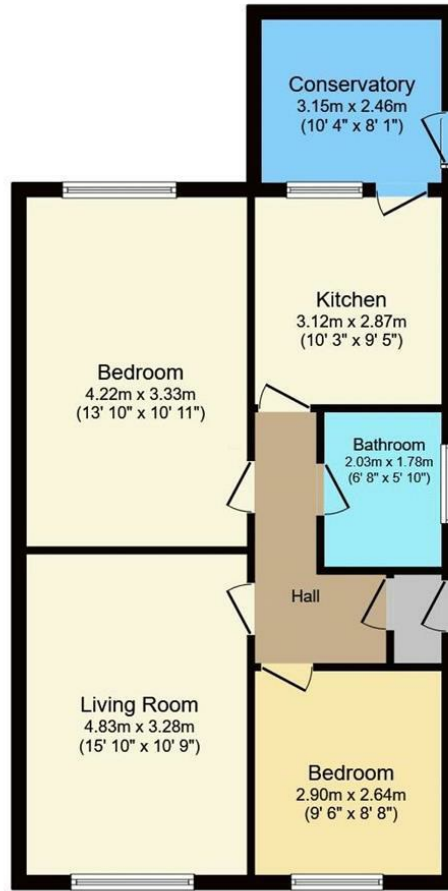
The property is approached via a long driveway providing ample off-road parking. The front garden is landscaped with decorative patio slabs and golden gravel.

To the rear there is continued golden gravel, enclosed by mature hedging and timber fencing with raised decked area ideal for al-fresco dining with views of the hillside.

Directions

Proceed left from Prestatyn office to the roundabout and take the second exit off onto Ffordd Pendyffryn. Take the first left onto Fforddisa and continue along towards the crossroads taking the last left turning onto The Meadows. Continue along where No 20 can be found on the right hand side by way of a For Sale board.





Total floor area 70.8 m² (763 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) A | | |
| (81-91) B | | 85 |
| (69-80) C | 69 | |
| (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.