



**10 Chichester Drive, Prestatyn,  
Denbighshire, LL19 8EP**

**£170,000**

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**EPC - D62 Council Tax Band - C Tenure - Freehold**

# Chichester Drive, Prestatyn

## 2 Bedrooms - Bungalow - Semi Detached

A recently refurbished and ready to move in, two bedroom semi-detached bungalow situated on a very good sized plot and in a sought after area within Prestatyn. Benefitting from the much larger than average rear garden that enjoys stunning views of the hillside, ample off-road parking, modern controllable electric storage heaters and being beautifully presented throughout. Internally the property affords, two bedrooms, living room, kitchen/diner and a shower room. Internal viewing is highly recommended to fully appreciate.



### Accommodation

via a uPVC double glazed decorative door, leading into the:

### Entrance Porch

4'7" x 2'11"

Having lighting, cloaks cupboard housing the new electrics and a door off into the;

### Living Room

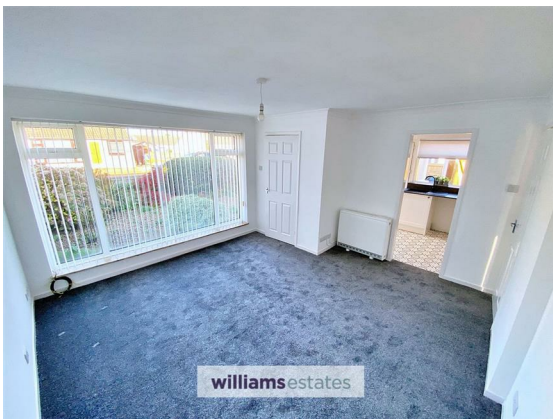
13'4" x 12'9"

Having lighting, power points, two economy 7 storage heaters, newly fitted carpets and blinds, large double glazed picture window onto the front and doors off.

### Kitchen/Diner

13'6" x 7'1"

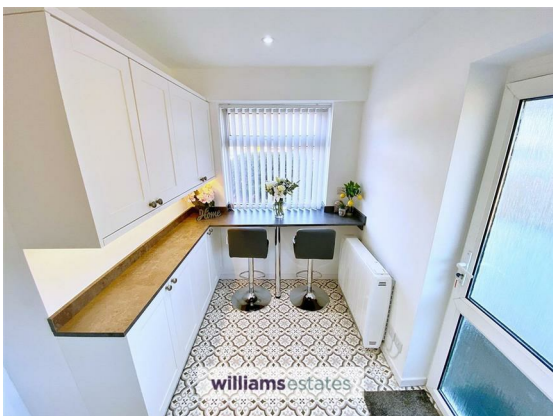
Being newly fitted with new vinyl flooring and blinds, comprising of good quality wall, drawer and base units with a complementary worktop over, breakfast bar for dining, integrated electric oven, four ring electric Lamona hob with Lamona extractor fan above, modern sink and drainer with a modern mixer tap over, economy 7 electric storage heater, space for a tall standing fridge/freezer, under the counter space for an appliance, uPVC double glazed window onto the front, uPVC double glazed window onto the side and a double glazed door leading into the;



### Side Porch

4'11" x 3'4"

Having a uPVC double glazed window onto the front, glazed sealed unit onto the rear and a double glazed door providing access to the rear garden.



### Inner Hallway

4'9" x 2'6"

Having lighting, inbuilt storage cupboard and doors off.

## Bedroom One

11'7" x 10'4"

Having lighting, power points, newly fitted carpets and blinds, economy 7 electric storage heater and a uPVC double glazed window onto the rear, enjoying hillside views.



## Bedroom Two

10'1" x 6'7"

Having lighting, power points, newly fitted carpets and blinds, economy 7 electric storage heater and a uPVC double glazed window onto the rear, enjoying views of the garden and the hillside.



## Shower Room

7'1" x 4'5"

A three piece suite, comprising of a larger than average walk-in shower enclosure with a wall mounted shower head, low flush w.c., pedestal hand-wash basin with stainless steel taps over, fully tiled walls, new vinyl flooring, lighting, newly fitted blinds, wall mounted dimplex heater and a uPVC double glazed obscure window onto the side elevation.



## Outside

The property is approached via double wrought iron gates, onto a brick paved driveway, providing ample space for off-road parking and leads up to the accommodation.

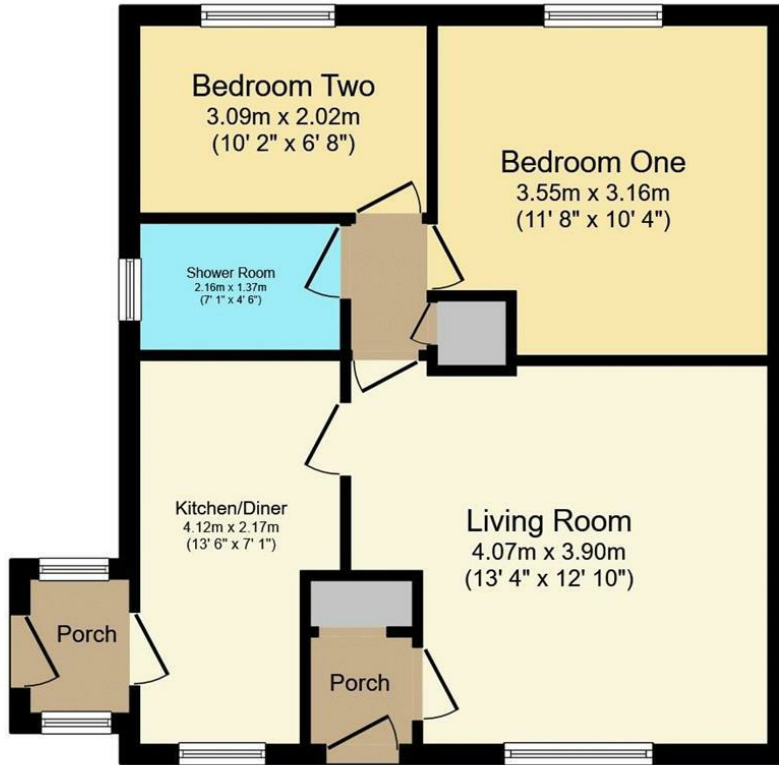
The front garden is of ease and low maintenance, being stoned and having decoratively presented borders. There is also a timber gate to the side, providing access to the rear.

To the rear, the garden is larger than average, being laid to lawn, bound by timber fencing and having decorative borders. The rear houses a timber shed, outside light and enjoys stunning views of the hillside.

## Directions

Proceed from Prestatyn office left to the roundabout, take the second turning off onto Ffordd Pendyffryn and the first left turning onto Fforddisa continuing along and prior to the crossroads turn right onto Canterbury drive, continue along and taking the third right turning onto Chichester Drive where the property can be found on the right hand side.





## Floor plan

Floor area 53.7 sq.m. (578 sq.ft.) approx

Total floor area 53.7 sq.m. (578 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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