

**31 Canterbury Drive, Prestatyn,
Denbighshire, LL19 8ET**

£165,000



EPC - null

Council Tax Band - C

Tenure - Freehold

Canterbury Drive, Prestatyn

2 Bedrooms - Bungalow - Detached

A detached bungalow located in a popular residential area of Prestatyn and within close proximity to the local amenities. The accommodation briefly comprises of entrance porch, living room, inner hallway, shower room, two bedrooms and kitchen. To the outside gardens to the front and rear together with driveway for off street parking. Available with no onward chain.



Accommodation

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

Entrance Porch

Having tiled flooring, obscure timber glazed window to the living room and timber door allowing access into the living room.

Living Room

18'4 x 10'11 (5.59m x 3.33m)
Having lighting, power points, two radiators TV aerial point, tiled fireplace housing a living flame gas fire, double glazed window overlooking the front elevation and door leading into the inner hallway.

Inner Hallway

Having doors off.

Shower Room

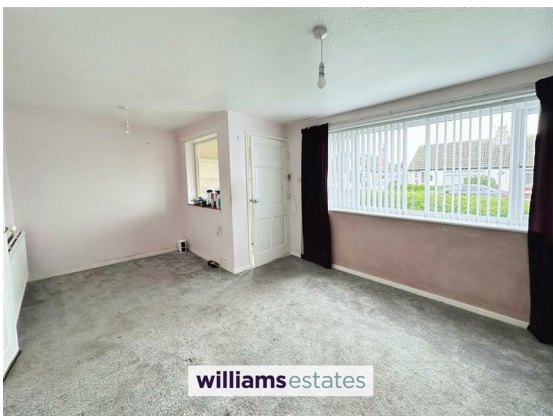
6'4 x 5'4 (1.93m x 1.63m)
Fitted with a low flush WC, vanity hand wash basin, Shower enclosure with wall mounted shower, heated towel rail, loft hatch access and obscure double glazed window to the side elevation.

Kitchen

14'1 max x 8'8 (4.29m max x 2.64m)
Fitted with wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer, void for washing machine, wall mounted Worcester central heating boiler, built in storage cupboard, double glazed window overlooking the rear elevation and double glazed door allowing access to the side and rear garden.

Bedroom One

11'8 x 9'3 (3.56m x 2.82m)
Having lighting, power points, radiator and double glazed window overlooking the rear elevation.



Bedroom Two

9'2 x 9' (2.79m x 2.74m)

Having lighting, power points, radiator, airing cupboard housing the hot water cylinder and double glazed window to the side elevation.

Outside

The property is approached via a driveway providing off street parking. The garden to the front being mainly laid to lawn and bound by hedging with a variety of plants and shrubs. Timber gates allows access to the rear garden. The driveway leads to a detached garage with timber doors. The rear garden being mainly laid to lawn and bound by fencing with the added benefit of an outside timber store.

Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Take the first left turning onto Fforddisa and continue along and just before the crossroads turn right onto Canterbury Drive.






Floor Plan

Floor area 67.4 m² (726 sq.ft.)

TOTAL: 67.4 m² (726 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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	

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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.

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