

**8 Clwyd Court, Prestatyn, Denbighshire,
LL19 8DP**

£150,000

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EPC - C71 Council Tax Band - C Tenure - Freehold

Clwyd Court, Prestatyn

2 Bedrooms - Bungalow

A spacious and well presented bungalow situated in a popular residential area of Prestatyn and within walking distance to local amenities. The accommodation briefly affords entrance porch, living room, kitchen, conservatory, two double bedrooms and bathroom. Outside having an enclosed rear garden with garage and parking. The property benefits from having double glazing and gas fired central heating. Available with no onward chain. EPC Rating 71 C.



Accommodation

Via a double glazed door leading into the entrance porch.

Entrance Porch

Having the electric meter cupboard and timber glazed door with matching side panel leading into the living room.

Living Room

13'10 x 12'11 (4.22m x 3.94m)

Having coved ceiling, ample power points, TV aerial point, radiator, double glazed window overlooking the front elevation and door allowing access into the inner hallway.

Inner Hallway

Having power point, loft hatch access and doors off.

Kitchen

11'03 x 9'10 (3.43m x 3.00m)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, stainless steel sink and drainer with mixer tap over, tiled splash back, eye level oven, four ring gas hob with extractor hood over, voids for washing machine and dishwasher, built in fridge and freezer, wall mounted Ideal central heating boiler, double glazed window overlooking the rear elevation into the conservatory and double glazed door allowing access into the conservatory.

Conservatory

13'4 x 7'01 (4.06m x 2.16m)

Having power points, electric heater, laminate flooring, double glazed windows surrounding and double glazed door allowing access to the rear garden.

Bedroom One

13'10 x 12'10 (4.22m x 3.91m)

Having power points, radiator, TV aerial point, fitted wardrobes with sliding doors and double glazed window overlooking the front elevation.



Bedroom Two

11'11 x 9 (3.63m x 2.74m)

Having power points, radiator and double glazed window overlooking the rear elevation onto the rear garden.

Bathroom

7'8 x 5'4 (2.34m x 1.63m)

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



Outside

The property is approached via a path leading to the front door with the small yard to the front being paved for ease of maintenance. The enclosed rear garden being landscaped for ease of maintenance having an ornamental pond, bound by fencing and a timber gate allowing access to the rear having parking and garage.

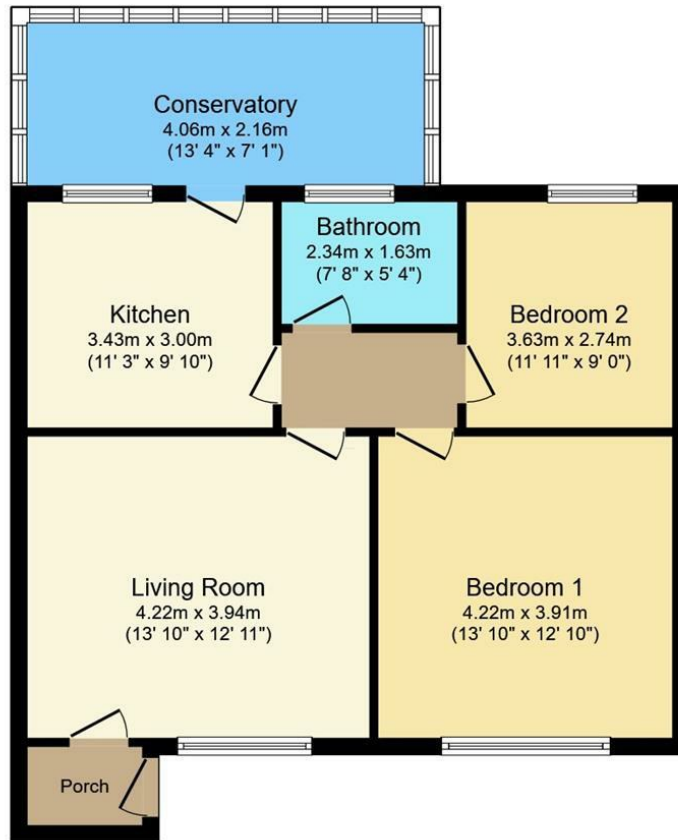
Garage

Having up and over door and double glazed window to the rear.

Directions

From our Prestatyn office proceed left toward the mini roundabout and turn right onto Ffordd Pendyffryn and then immediately turn left onto Fforddisa. Continue along Fforddisa past the One Stop shop and take the next right onto Hardwyn Drive, then take the next right onto Clwyd Court.





Floor Plan

Total floor area 74.8 m² (805 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		
(69-80) C	71	76
(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.