

**71 Salisbury Drive, Prestatyn,
Denbighshire, LL19 8DL**

£165,000

 2  1  1  D

EPC - D65 Council Tax Band - C Tenure - Freehold

Salisbury Drive, Prestatyn

2 Bedrooms - Bungalow - Semi Detached

Check out this new instruction! A two bedroom semi-detached bungalow in Prestatyn. Boasting a large porch leading into the kitchen giving the property a spacious feel. You'll be able to enjoy the properties rear garden having ample space to enjoy the spring/summer months with lovely views of the Prestatyn hillside. Being conveniently located close to local amenities, established bus routes and sitting in a quiet residential location, you wont want to miss out on making this bungalow your home.



Accommodation

via a uPVC double glazed door leading into;

Entrance Porch

A very good size, having ample space for shoe and coat storage, power, radiator, uPVC double glazed windows to both front and side elevations and open archway leading into;

Kitchen

13'01 x 7'02 (3.99m x 2.18m)
Comprising wall, drawer and base units with worktops over, sink with half drainer and mixer tap over, void and plumbing for washing machine, void for free-standing fridge/freezer, partially tiled walls, lighting, power points, void for free-standing cooker, storage cupboard housing the boiler and uPVC double glazed window to the side elevation.

Living Room

13'01 x 13'03 (3.99m x 4.04m)
Having lighting, power points, radiator, electric fire with surround and hearth, t.v. aerial point, internet access point and large uPVC double glazed window to the front elevation.

Inner Hall

Having lighting, power points, radiator and doors off;

Bedroom One

11'09 x 10'02 (3.58m x 3.10m)
Having lighting, power points, storage cupboard, radiator and uPVC double glazed window and door giving access to the rear garden.

Bedroom Two

10'04 x 6'09 (3.15m x 2.06m)
Having lighting, power points, radiator and a uPVC double glazed window overlooking the rear garden.



Bathroom

4'06 x 7'02 (1.37m x 2.18m)

Comprising low flush W.C., panelled bath with taps over, vanity hand wash basin with taps over, radiator, partially tiled walls, lighting, loft access hatch and a uPVC obscured double glazed window to the side elevation.

Outside

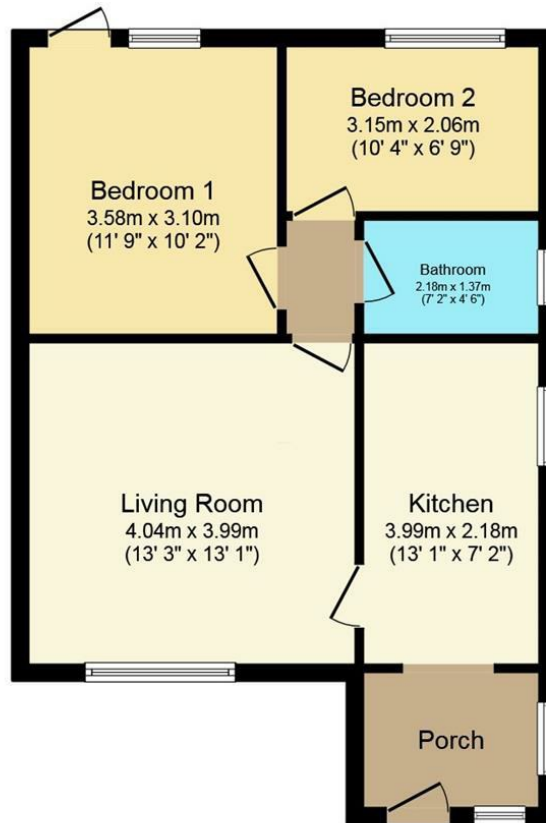
The property is approached via a gravelled driveway providing space for off-road parking.

To the rear there is a raised gravelled area ideal for enjoying the sunshine, there is a lower garden space which is laid with lawn and enclosed with timber fencing.

Directions

Proceed from Prestatyn office left to the roundabout and take the 2nd turning onto Ffordd Pendyffryn. Take the first left turning onto Fforddisa and continue along. Prior to the crossroads, turn right onto Canterbury Drive and first left onto St Asaph Drive into Salisbury Drive.





Floor Plan

Total floor area 52.7 m² (567 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 |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Call us on
01745 888900

Prestatyn@williamsestates.com

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.

williamsestates