



12 Dwyfor Court, Prestatyn, Denbighshire, LL19 8DR

£195,000

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EPC - C70

Council Tax Band - C

Tenure - Freehold

Dwyfor Court, Prestatyn

2 Bedrooms - Bungalow - Detached

We are proud to bring to the market this two bedroom detached bungalow. With plenty of parking and a garage you'll be sure to have enough space for visitors. Tucked away in a quiet cul-de-sac location this bungalow is a real find. The well maintained rear garden is perfect for relaxing, and sunlit conservatory adds a touch of brightness to your days. Contact us today for a viewing.



Accommodation

via a uPVC double glazed door leading into;

Hallway

Having lighting, power point, radiator, three large storage cupboards, loft access hatch and doors off;

Kitchen

8'05 x 9'07 (2.57m x 2.92m)

Comprising wall, drawer and base units with worktops over, single drainer sink with flexi-mixer tap over, void and plumbing for dishwasher and washing machine, void for fridge/freezer, partially tiled walls, integrated oven, four-ring gas hob with extractor hood above with stainless steel splash back, lighting, power points, radiator and a uPVC double glazed window overlooking the front garden.

Bedroom One

10'03 x 18'03 (3.12m x 5.56m)

Of a very good size having previously being used as the living room, having lighting, power points, radiators and a uPVC double glazed bay window to the front elevation.

Bedroom Two

9'08 x 8'05 (2.95m x 2.57m)

Having lighting, power points, radiator and uPVC double glazed window to the rear.

Living Room

12'09 x 10'04 (3.89m x 3.15m)

Having lighting, power points, radiator, fireplace with surround and hearth and uPVC double glazed patio doors leading into;

Conservatory

12'03 x 9'04 (3.73m x 2.84m)

Having lighting, power points, radiator, uPVC double glazing surrounding with patio doors leading out to the rear.

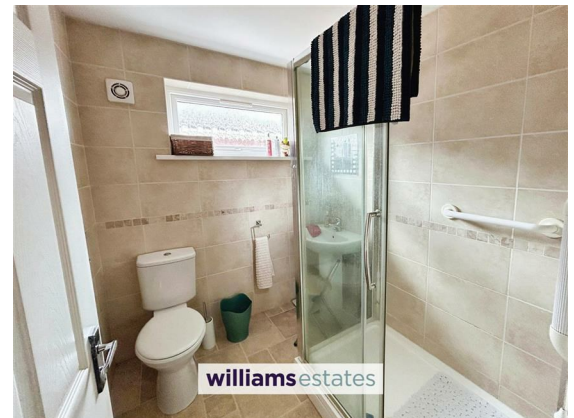


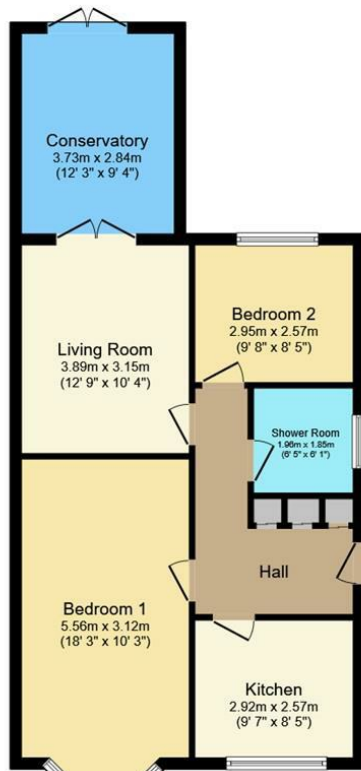
Outside

The property is approached via a driveway providing space for ample off-road parking, there is a garage and outdoor tap. The front garden is laid with golden gravel, bound by bushes and hedging. To the rear there is a lawned area with paved patio surrounding ideal for enjoying the warmer weather.

Directions

From the Prestatyn office proceed right at the mini roundabout and first left onto Fforddisa, continue over the crossroads and take the first left into Hardwyn Drive, first right into Clwyd Court then left into Dwyfor Court, where the property can be found and the top of the cul-de-sac.





Floor Plan

Floor area 70.8 m² (762 sq.ft.)

TOTAL: 70.8 m² (762 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 | | 87 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (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 | |

Call us on
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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.