



**9 Maes Tegid, Prestatyn, Denbighshire,
LL19 8ST**

£225,000

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EPC - D64

Council Tax Band - D

Tenure - Freehold

Maes Tegid, Prestatyn

2 Bedrooms - Bungalow - Detached

Available with no onward chain and vacant possession! This deceptively spacious bungalow sits in a convenient location only a short walk away from Prestatyn high street and retail park. With good sized rear garden enjoying a sunny aspect you'll be able to enjoy the warm spring/summer months. With off-road parking and a garage you'll have more than enough room for visitors. Viewing is highly encouraged to fully appreciate this property.



Accommodation

via double glazed door with decorative panel adjacent leading into;

Entrance Hallway

Having lighting, power points, radiator, storage cupboard, loft access hatch, smoke detector and doors off;

Living Room

17' x 11'10 (5.18m x 3.61m)

Having lighting, power points, radiators, gas fireplace with stone effect surround and hearth, t.v. aerial point, uPVC double glazed windows to front and rear elevation with door giving access to the garden, and dual timber framed doors leading into;



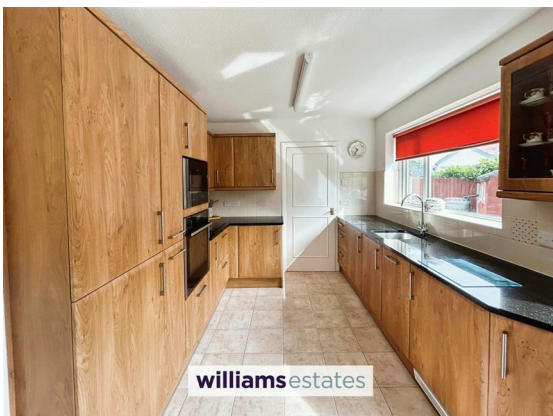
Kitchen/Diner

17 x 9'01 (5.18m x 2.77m)

Comprising wall, drawer and base units with granite worktops over, single drainer sink with mixer taps over and built-in draining board, integrated oven and microwave, induction hob with extractor hood over, integrated fridge and freezer, integrated washing machine, integrated dishwasher, integrated tumble dryer, partially tiled walls, lighting, power points, ample dining space, uPVC double glazed windows to the rear elevation and door into;

Inner Porch

Having lighting, storage cupboard housing the boiler and uPVC double glazed door leading out to the rear.



Bedroom One

10'1 x 9'11 (3.07m x 3.02m)

Having lighting, power points, radiator, fitted wardrobes with mirrored fronts and uPVC double glazed window to the front elevation.

Bedroom Two

9'10 x 9'1 (3.00m x 2.77m)

Having lighting, power points, radiator, fitted wardrobes and uPVC double glazed window to the rear elevation

Wet Room

7'5 x 6'7 (2.26m x 2.01m)

Comprising low flush W.C., pedestal hand wash basin with taps over, wall-mounted shower, fully tiled walls, extractor fan, lighting, dual uPVC obscured double glazed windows to the front elevation.

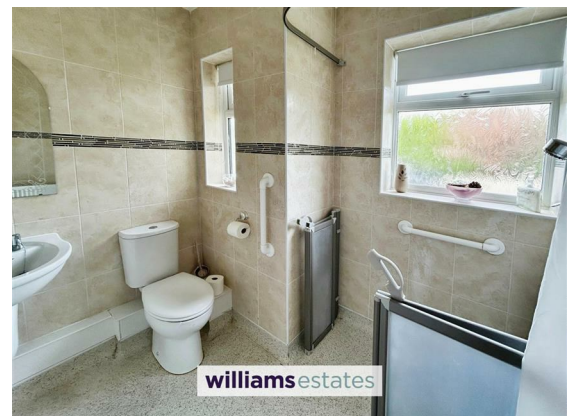
Outside

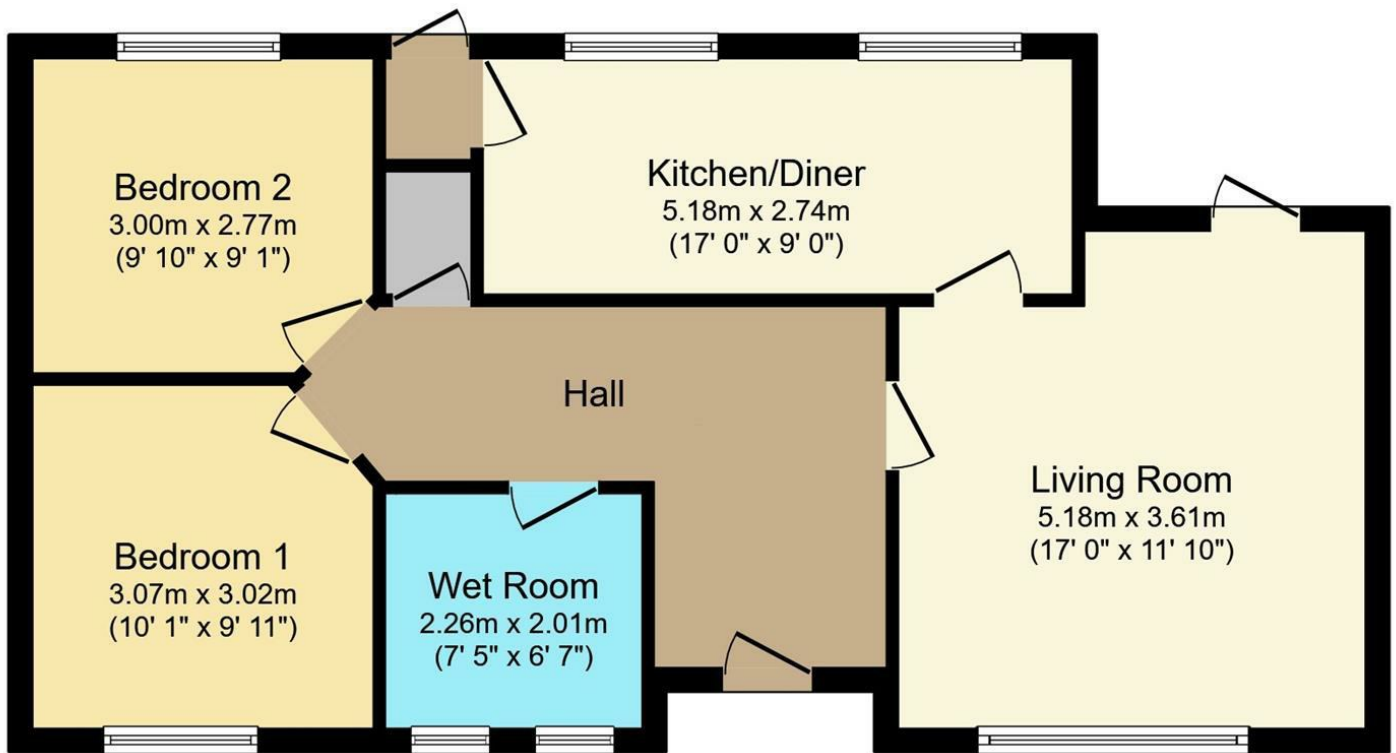
The property is approached via a concreted pathway leading up to the accommodation. The front garden is laid with lawn, housing a mixture of bushes and shrubs and enclosed by low bearing wall.

To the rear there is a good sized rear garden, laid with lawn and enclosed by hedging. There is a patio area which is south facing enjoying a sunny aspect ideal for al-fresco dining.

Directions

Proceed from the Prestatyn Office to the mini roundabout taking the right turn on to Ffordd Pendyffryn, turning immediately left onto Fforddisa and Maes Tegid is the second turning on the left. The property is the first bungalow to your left.





Floor Plan
Floor area 63.9 m² (687 sq.ft.)

TOTAL: 63.9 m² (687 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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.