



**1 Chichester Drive, Prestatyn,  
Denbighshire, LL19 8EW**

**£155,000**

 2  1  1  D

**EPC - D59**

**Council Tax Band - C**

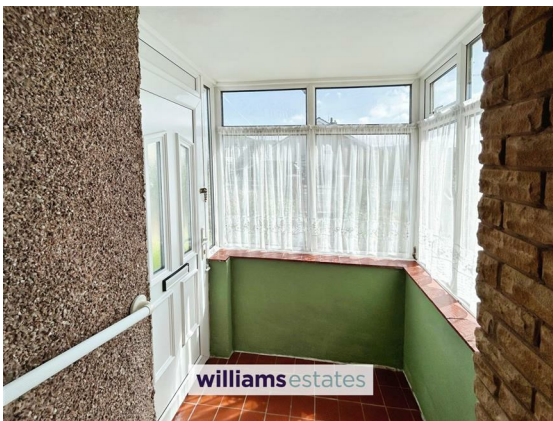
**Tenure - Freehold**



# Chichester Drive, Prestatyn

## 2 Bedrooms - Bungalow - Semi Detached

Situated in a highly sought after area of Prestatyn is this Two Bedroom Semi-Detached Bungalow. Within close proximity to many of Prestatyn's local amenities including shops, schools and main bus routes. Occupying a corner-plot with extensive outdoor space, this property is great for those looking to retire to this thriving seaside town. With additional benefits including off-street parking, a detached garage and being uPVC double glazed throughout.



### Accommodation

Access is via a uPVC double glazed front door leading into the ;

### Entrance Porch

Having a door providing access into the ;

### Inner Hallway

Having lighting, power points, loft access hatch, cupboard housing the electrics and doors off into further accommodation.

### Living Room

15'5" x 10'9" (4.70 x 3.28)

Having lighting, power points, radiator, t.v. aerial point, telephone point, feature fire and a uPVC double glazed window to the front elevation.

### Bedroom One

10'11" x 10'10" (3.33 x 3.30)

Having lighting, power points, radiator, fitted wardrobes and a large uPVC double glazed window onto the rear elevation.

### Bedroom Two

9'7" x 9'5" (2.92 x 2.87)

Having lighting, power points, radiator, fitted wardrobes and a large uPVC double glazed window to the front.

### Bathroom

6'8" x 6'1" (2.03 x 1.85)

Having a low flush WC, hand wash basin with taps over, panel bath with taps over and telephonic shower head above, lighting, radiator and a uPVC double glazed obscure window to the side.

### Kitchen

10'10" x 8'6" (3.30 x 2.59)

Comprising wall, drawer and base units with complementary worktops over, void for free-standing fridge freezer, sink and drainer with stainless steel mixer tap over, void for free-standing cooker, double glazed window to the side with views towards the hillside, timber framed single glazed window into the conservatory and a door providing access into the ;



## Conservatory

11'7" x 7'9" (3.53 x 2.36)

Having lighting, power points, radiator, double glazing surrounding and a double glazed obscure door leading out to the rear garden.

## Outside

Situated on a corner plot, this property benefits from extensive garden space with an array of plant, shrubs and bushes. Having added patio areas for outdoor seating and a concrete laid driveway for off-street parking.

## Directions

From our Prestatyn office, proceed left toward the mini-roundabout and take the right turning onto Ffordd Pedyffryn and immediately take the left onto Fforddisa. Continue along and turn right onto Canterbury Drive. Proceed along Canterbury Drive and the property sits on the corner of Chichester Drive.





## Floor Plan

Floor area 69.4 sq.m. (747 sq.ft.) approx

Total floor area 69.4 sq.m. (747 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 888900

[Prestatyn@williamsestates.com](mailto: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.

**williams**estates