



38 Clwyd Court | Prestatyn | LL19 8DP

A spacious two double bedroom semi detached bungalow enjoys a good size lounge with a kitchen diner, gas fired heating, double glazing, bathroom, patio rear garden and a single garage. Ideally suited to the retirement market and first time buyer.

£140,000

- TWO DOUBLE BEDROOMS
- KITCHEN/DINER
- GARAGE
- PATIO GARDEN
- LOUNGE

## DESCRIPTION

The property occupies in a cul-de-sac position and stands within a short distance of bus routes and a convenience store, which supplies most everyday needs. Offering a Lounge, Dining / Kitchen, Two double Bedrooms, and a modern fitted bathroom. It has double glazing and gas central heating. Standing with low maintenance gardens to the front and enclosed gardens to the rear and a Garage facility.

The accommodation is ideally suited to First Time Buyers or Retirement market and affords.

Double glazed door into:-

## PORCH

4' 5" x 2' 8" (1.37m x 0.83m) With double glazed door into:-

## LOUNGE

15' 7" x 11' 10" (4.77m x 3.63m) Having radiator, power points, double glazed window giving an outlook over the front of the property, coved ceiling and gas fire with wooden surround. Sliding doors into:-

## KITCHEN/DINER

17' 7" x 13' 5" (5.38m x 4.09m) With a range of units comprising wall cupboards, worktop surface with drawers and base units beneath, single drainer sink unit, plumbing for automatic washing machine, power points, double panel radiator, double glazed window overlooking the rear and access to the rear garden.

## INNER HALLWAY

8' 3" x 2' 9" (2.54m x 0.85m) With storage cupboard.

## BATHROOM

6' 6" x 6' 2" (2.00m x 1.88m) Having a three piece suite comprising panelled bath with shower over and splash screen, wash basin set into vanity unit, low flush w.c, chrome towel rail and fully tiled flooring and fully tiled walls.

## BEDROOM ONE

12' 6" x 10' 5" (3.83m x 3.18m) With radiator, power points, built in cupboard housing the boiler supplying the domestic hot water and radiators. Double glazed window giving aspect over the front.

## BEDROOM TWO

11' 8" x 8' 11" (3.57m x 2.74m) With radiator, power points and double glazed window to the rear elevation.

## OUTSIDE

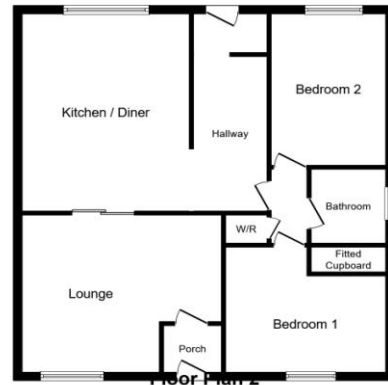
Ornamental gardens to the front, paved gardens to the rear with timber gate access. There is a Garage facility nearby.

## SERVICES

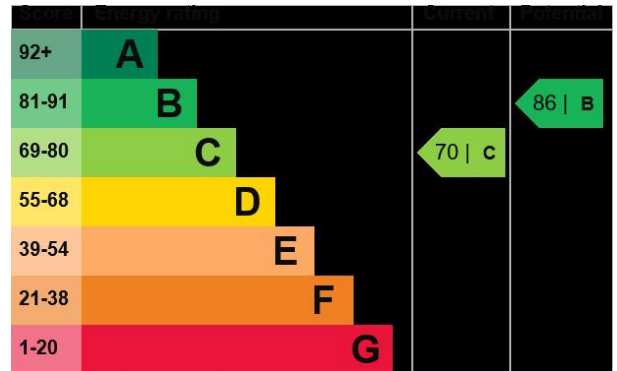
Mains Electric, Gas and Drainage are believed available or connected to the property, and water by way of a meter. All services and appliances are not tested by the selling agent.

## DIRECTIONS

From the Prestatyn Office proceed to the mini roundabout and turn right, take the first left on to Fforddisa, continue over the crossroads and turn right into Hardwyn Drive, right again into Clwyd Court and the property will be found on the left.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



### COUNCIL TAX BAND

Tax band: C

### TENURE

Freehold

### LOCAL AUTHORITY

Denbighshire County Council

### DATE 01/04/2021

Reviewed 10/9/2021

### Contact Details

19 Meliden Road, Prestatyn, Denbighshire, LL19 9SD

[www.peterlarge.com](http://www.peterlarge.com)

01745 888100

[prestatyn@peterlarge.com](mailto:prestatyn@peterlarge.com)

### CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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