



135 Victoria Road | Prestatyn | LL19 7SS

Situated in a convenient location on the main Coast Road is this detached bungalow which provides good size accommodation with three double bedrooms, lounge, kitchen and bathroom. It is in need of cosmetic upgrading and enjoys a good size garden to the rear, gas fired heating and double glazing.

£189,950

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- GOOD SIZE LOUNGE
- KITCHEN/DINER
- ENCLOSED REAR GARDEN

### uPVC Entrance Door into **ENTRANCE VESTIBULE**

With quarry tiled floor, dado rail, electric meter and timber door into:-

### **HALLWAY**

With double panelled radiator, power points, laminate wood effect flooring and picture rail.

### **BEDROOM ONE**

15' 11" x 14' 0" (4.87m x 4.29m) With uPVC double glazed window to the front elevation, double panelled radiator and power points.

### **BEDROOM TWO**

15' 11" x 13' 11" (4.86m x 4.26m) With a uPVC double glazed window to the front elevation, double panelled radiator, picture rail, dado rail and power points.

### **BEDROOM THREE**

15' 11" x 13' 10" (4.86m x 4.22m) With a uPVC double glazed window overlooking the rear garden, double panelled radiator and power points.

### **BATHROOM**

9' 11" x 6' 7" (3.03m x 2.03m) Having a four piece suite comprising panelled bath with mixer tap over, walk-in shower cubicle with seat, low flush w.c., wash hand basin set into vanity unit with storage beneath, tiled walls and a uPVC double glazed window to the rear elevation.

### **LOUNGE**

15' 10" x 13' 10" (4.84m x 4.23m) With two uPVC double glazed windows to the side elevation, living flame coal effect gas fire with marble effect inset and hearth with surround, dado rail, picture rail, power points, laminate wood effect floor and double panelled radiator. Timber and glazed door into:-

### **KITCHEN/DINER**

15' 8" x 10' 9" (4.80m x 3.29m) Having a range of timber fronted base cupboards and drawers with extensive worktop surface over, matching wall units, plumbing installed for an automatic washing machine, space for tumble dryer, built-in electric oven, four ring gas hob with convector hood over, cupboard housing the 'Worcester' gas fired boiler serving the domestic hot water and heating system, part tiled walls, power points, radiator, dado rail to part, uPVC double glazed window overlooking the rear garden with door giving access to the rear.

### **OUTSIDE**

A pedestrian gate gives access to the front with ramp and hand rail leading to the front entrance. A timber gate to the rear leads to the enclosed good size garden with patio seating

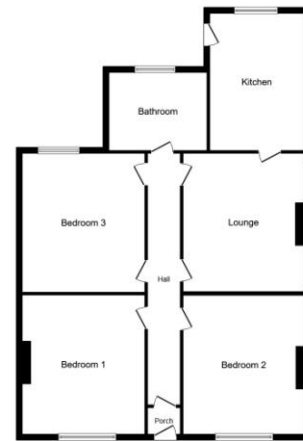
area, floral borders adjoining, a fish pond, good size lawn garden, two timber constructed GARDEN STORES and a brick built WORKSHOP with power and light installed. Bounded by timber fencing to part and some stone walling.

### **SERVICES**

Mains electric, gas and drainage are believed available or connected with water by way of a meter. All services and appliances are not tested by the Selling Agent.

### **DIRECTIONS**

From the Prestatyn office turn left onto Meliden Road and at the mini roundabout turn right onto Ffordd Pendyffryn and continue past the bus station, over the railway bridge and proceed to the traffic lights. Turn left in the direction of Rhyl and the property will be found on the left hand side just after 'CO-OP' convenience store.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		

**COUNCIL TAX BAND**  
Tax band: D

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Dartford Borough Council

**DATE**  
04/06/2021

#### **Contact Details**

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