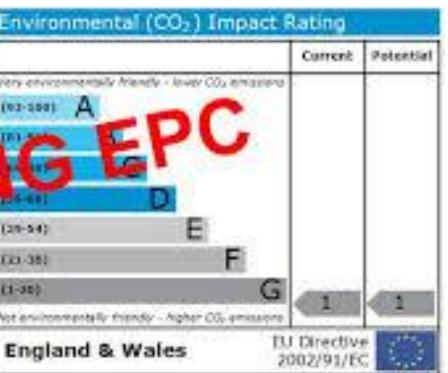


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

2nd February 2022



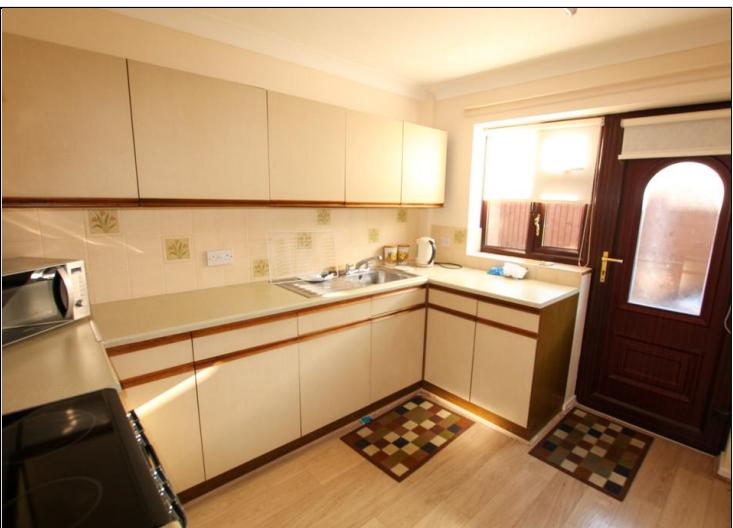
31 Alexandra Drive, Prestatyn, Denbighshire , LL19 8BW

£215,000

- THREE DOUBLE BEDROOMS
- L-SHAPED LOUNGE/DINER
- FOUR PIECE BATHROOM
- AMPLE PARKING

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19 Meliden Road
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DESCRIPTION

This spacious detached bungalow is situated in a cul-de-sac position and stands within a short distance of a convenience store which supplies most every day needs. It affords a good size L shaped lounge diner, kitchen, bathroom with four piece suite and three double bedrooms, one currently used as a sitting room. Ample off road parking with garage and lawn gardens. Early viewing is essential.

uPVC double glazed Entrance Door into:-

ENTRANCE PORCH

5' 3" x 4' 11" (1.62m x 1.50m) With coved ceiling and power point.

CLOAKROOM

4' 7" x 2' 10" (1.42m x 0.87m) Having a low flush w.c., wall mounted wash hand basin with tiled splash back, radiator and obscure glazed window.

SPACIOUS L-SHAPED LOUNGE/DINER

20' 11" x 14' 11" (6.40m x 4.56m) maximum. With a uPVC double glazed bow window with deep sill, further double glazed window to the front elevation, two double panelled radiators, coved ceiling and power points.

INNER HALL

16' 6" x 3' 1" (5.03m x 0.96m) With a loft access point, power point, coved ceiling, large walk-in storage cupboard housing the 'Worcester' gas fired boiler serving the domestic hot water and heating system, hot water cylinder.

KITCHEN

9' 10" x 9' 9" (3.01m x 2.99m) Having a range of base cupboards and drawers with worktop surface over, space for an electric cooker, single drainer stainless steel sink, part tiled walls, matching wall cupboards, plumbing for an automatic washing machine, space for a fridge freezer, laminate wood effect flooring, part tiled walls, radiator, power points, window and access to the side elevation.

BATHROOM

9' 11" x 7' 1" (3.04m x 2.18m) Having a four piece comprising a panelled bath with grip handles, shower cubicle with 'Mira' shower, low flush w.c., pedestal wash hand basin, part tiled walls, radiator, coved ceiling and an obscure glazed window.

BEDROOM ONE

12' 9" x 10' 9" (3.91m x 3.28m) (Currently used as a Sitting Room) With double glazed sliding patio doors giving access to the rear garden, coved ceiling, double panelled radiator and power points.

BEDROOM TWO

12' 9" x 9' 8" (3.90m x 2.97m) With a double glazed window to the rear elevation overlooking the rear garden, radiator, power points and coved ceiling.

BEDROOM THREE

9' 9" x 7' 9" (2.99m x 2.37m) With a uPVC double glazed window to the side elevation, radiator, coved ceiling and power point.

OUTSIDE

The property is approached over a concrete driveway and provides ample off road parking which leads to a DETACHED GARAGE with up and over door, the gardens to the front are laid to lawn with shrubbery borders. A timber gate gives access to the enclosed rear garden with a paved patio and lawn adjoining with well established borders having a variety of shrubs and plants. There is a timber constructed GARDEN STORE, bounded by timber fencing.

SERVICES

Mains electric, gas and drainage are believed available or connected to the property 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 and immediately left onto Fforddisa, continue over the crossroads taking the second right turning into Alexandra Drive where the property will be found on the left hand side by way of a 'For Sale' sign.

