



89 Beverley Drive | | Prestatyn | LL19 7RD

£140,000

A two bedroom detached bungalow situated in a popular residential position within easy access to the Ffrith Beach and on bus routes for commuting into the town centre. Comprising, kitchen, lounge and modern shower room with a good sized well maintained enclosed garden, off road parking , gas central and uPVC double glazing.

- TWO BEDROOMS
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- WELL MAINTAINED GARDENS
- DETACHED BUNGALOW

uPVC and glazed door into **ENTRANCE PORCH**  
 8' 11" x 4' 5" (2.72m x 1.35m) With radiator, uPVC double glazed windows to the front and side elevations, power points and laminate tile effect flooring, timber and glazed door into:-

### RECEPTION HALL

With meter cupboard, continuation of the laminate tile effect flooring and radiator.

### LOUNGE

12' 9" x 12' 5" (3.89m x 3.80m) Having an electric fire set on a marble effect hearth with surround, double panelled radiator, power points and uPVC double glazed bay window overlooking the front of the property.

### KITCHEN

10' 7" x 8' 8" (3.23m x 2.66m) Having a range of fitted units comprising base cupboards and drawers with worktop surface over, matching wall mounted units, plumbing installed for automatic washing machine, one and a quarter stainless steel sink unit with mixer tap over, built-in gas cooker with a four ring hob with convector hood over, part tiled walls, power points, uPVC double glazed window overlooking the rear garden, cupboard housing the wall mounted gas fired boiler serving the domestic hot water and heating system, space for fridge freezer, a timber and glazed door into:-

### REAR PORCH

5' 5" x 3' 11" (1.67m x 1.20m) With obscure glazed windows, power points and uPVC and glazed door giving access to the rear garden.

### BEDROOM ONE

11' 6" x 9' 3" (3.51m x 2.84m) Enjoying an outlook over the rear garden, double panelled radiator and power points.

### BEDROOM TWO

9' 3" x 8' 11" (2.83m x 2.72m) With a uPVC double glazed window to the side elevation, power points and double panelled radiator.

### SHOWER ROOM

6' 2" x 5' 4" (1.90m x 1.64m) Having a three piece suite comprising shower cubicle, low flush w.c., wash hand basin set into vanity unit, double panelled radiator, wall mounted medicine cabinet, loft access points, obscure glazed window and part tiled walls.

### OUTSIDE

The property is approached over a block paved driveway with a slate gravelled garden adjoining for ease of maintenance with well established shrubbery borders. A timber gate to the side of the property gives access to the rear garden. Being a

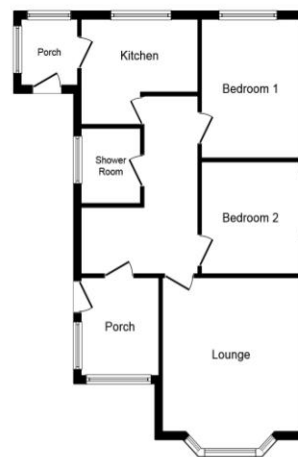
particular feature of the property and is well maintained with paved patio, lawn adjoining with gravelled and paved area with further paved seating area. There is a timber constructed Garden Store and timber Summerhouse, bounded by timber fencing.

### DIRECTIONS

From the Prestatyn Office turn left onto Meliden Road and at the mini roundabout turn right onto Ffordd Pendyffryn and immediate left onto Fforddisa, proceed to the crossroads and turn right onto Ffordd Penrhwyfla, continue over the roundabout and railway bridge and turn right onto Seabank Drive and first right onto Beverley Drive, follow the road round and the property will be found on the left hand side by way of a 'For Sale' sign.

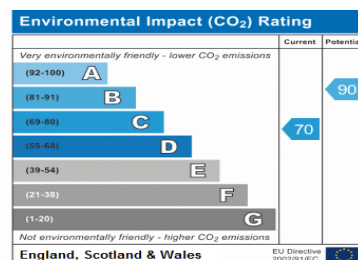
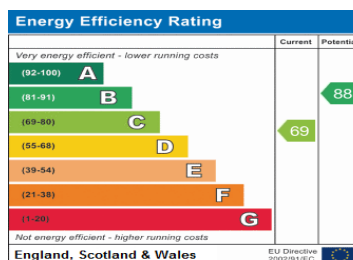
### SERVICES

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.



Floor Plan

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

06/10/2020

*Is*

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

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