



25 Salisbury Drive | | Prestatyn | LL19 8DN

This detached two bedroom bungalow is situated in a popular residential area and benefits from driveway with carport, mature gardens, a good size lounge and kitchen with modern shower room. Viewing is recommended for the size to be appreciated.

£149,500

- DETACHED BUNGALOW
- TWO BEDROOMS
- GOOD SIZE LOUNGE
- SPACIOUS KITCHEN
- MODERN SHOWER ROOM

uPVC and double glazed Entrance Door into:-

KITCHEN

14' 2" x 8' 5" (4.34m x 2.59m) With a range of base cupboards and drawers with worktop surface over, wall mounted glass fronted china display cabinets, open shelving, further base cupboard with inset single drainer stainless steel sink, electric cooker point, part tiled walls, power points, uPVC double glazed window to the rear elevation, night storage heater and cupboard housing the meter and shelving.

BEDROOM ONE

11' 9" x 9' 5" (3.59m x 2.89m) With a uPVC double glazed window overlooking the rear garden, coved ceiling, power points and night storage heater.

INNER HALLWAY

BEDROOM TWO

9' 5" x 8' 11" (2.88m x 2.72m) With a built in cupboard housing the factory lagged water cylinder, uPVC double glazed window to the side elevation, power points, coved ceiling and a night storage heater.

SHOWER ROOM

6' 4" x 5' 3" (1.95m x 1.62m) Having a modern three piece suite comprising shower cubicle with a 'Mira' shower, wash hand basin and w.c. set into vanity unit with storage, chrome heated towel rail, tiled walls and complimentary floor tiles, coved ceiling, loft access point and a obscure glazed window.

LOUNGE

17' 5" x 10' 10" (5.31m x 3.32m) Having a uPVC double glazed picture window to the front elevation with a further obscure glazed window, electric fire, coved ceiling, power points and a night storage heater.

OUTSIDE

The property is approached over a driveway providing off road parking with a timber gate leading to a CARPORT. The gardens to the front are mature with a variety of established shrubs and lawn adjoining. A timber gate gives access to the rear garden which is laid to lawn with paved seating area and a timber GARDEN STORE.

SERVICES

Mains electric and drainage are believed available or connected to the property. Water to be confirmed. All services and appliances are not tested by the Selling Agent.

AGENTS NOTES

This is a probate sale.

DIRECTIONS

From the Prestatyn office turn left onto Meliden Road and at the mini roundabout turn right onto Ffordd Pendyffryn and immediately left onto Fforddisa, turn right onto Canterbury Drive and first left onto St Asaph Drive, turning right onto Salisbury Drive and the property will be found on the right hand side.



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
02/12/2020
Review ed 1.4.2021

Contact Details

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