

## Llys Bran, Prestatyn, Denbighshire LL19 7JB

£230,000

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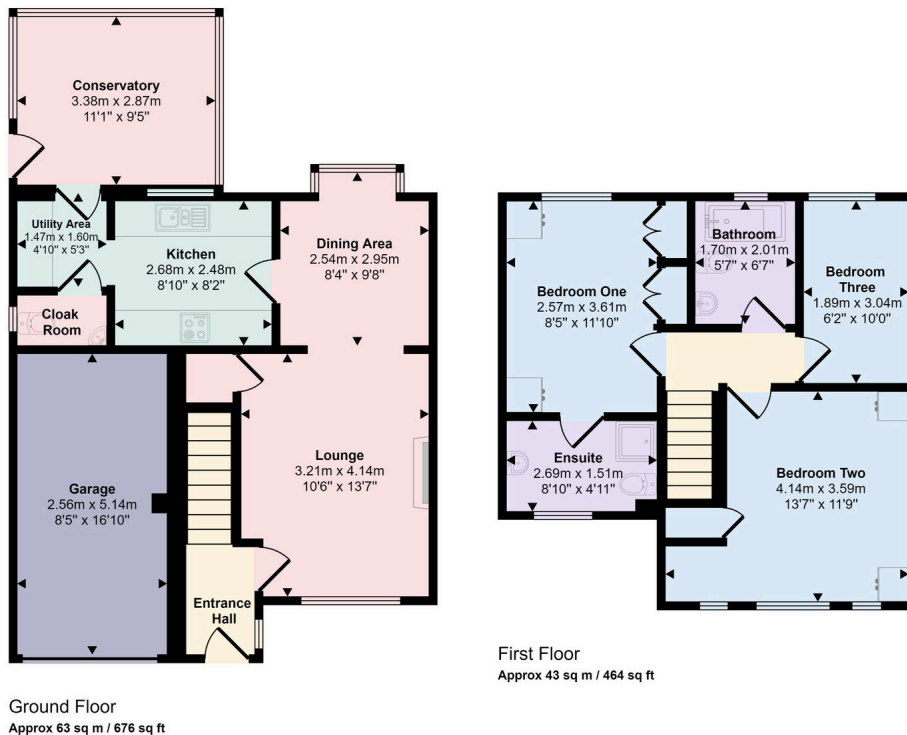
**NO FORWARD CHAIN - REDUCED FOR A QUICK SALE** - This detached three bedroom house stands in a popular residential area within walking distance of the coast and is ideal for the family buyer. Having a lounge through diner, kitchen with utility area & cloakroom off, good size conservatory with under floor heating, en-suite to the master bedroom with fitted wardrobes, family bathroom, an integral garage with driveway and a good size enclosed rear garden.

**DIRECTIONS** Proceed onto the main coast road in the direction of Rhyl. Turn right into tower gardens and at the roundabout take the second exit, take the second right turning into Llys Bran bearing right where the property will be found on the left hand side.

## Key Features

- DETACHED FAMILY HOME
- POPULAR RESIDENTIAL DEVELOPMENT
- EASY MAINTENANCE GARDENS
- DRIVEWAY & INTEGRAL GARAGE
- LOUNGE THROUGH DINING ROOM
- UTILITY AREA & CLOAKROOM
- THREE BEDROOMS - ENSUITE TO MASTER
- GOOD SIZE CONSERVATORY
- FREEHOLD
- EPC - D COUNCIL TAX - D

Approx Gross Internal Area  
106 sq m / 1139 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.