

## 96 Ffordd Idwal, Prestatyn, Denbighshire LL19 7US

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This detached three bedroom family home offers modern open plan living accommodation with dining area and fitted kitchen, having the additional benefit of a conservatory to the rear and a further sitting room. Benefiting from a utility and cloak room, ensuite to the main bedroom, parking for two vehicles and a enclosed rear garden.

DIRECTIONS Proceed along the main coast road in the direction of Rhyl turn right onto Tower Gardens, turn left at the roundabout, first right and right again onto Ffordd Idwal where the property will be seen on the left hand side.

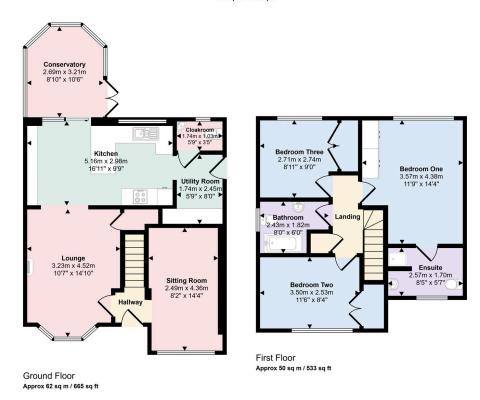


## **Key Features**

- DETACHED FAMILY HOUSE
- SITTING ROOM & CONSERVATORY
- THREE GOOD SIZE BEDROOMS
- DRIVEWAY FOR TWO VEHICLES
- FREEHOLD

- OPEN PLAN KITCHEN/DINING/LOUNGE
- UTILITY & CLOAK ROOM
- FAMILY BATHROOM & ENSUITE
- ENCLOSED REAR GARDEN
- · COUNCIL TAX D EPC C

Approx Gross Internal Area 111 sq m / 1198 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. Lorns of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 30s.