

## 117 Ffordd Pantycelyn, Prestatyn, Denbighshire LL19 8YD

£265,000

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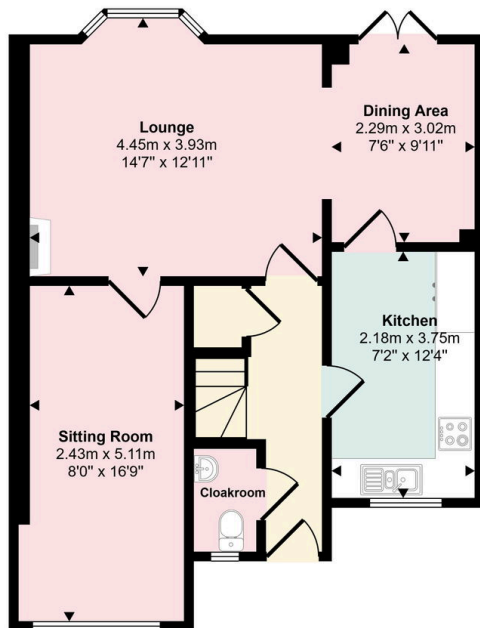
This four bedroom detached house is well presented throughout and offers spacious living accommodation with a lounge through dining area and a separate sitting room. Having a fitted kitchen, cloakroom, en-suite to the master bedroom and a family bathroom. A driveway offers off road parking for two vehicles with a landscaped, enclosed rear garden with Summer House.

**DIRECTIONS** From the Prestatyn office turn left and right at the mini roundabout, take the immediate left onto Fforddisa and at the crossroads turn right onto Ffordd Penrhwyfya, turn left at the CoOp onto Ffordd Pantycelyn and follow the road round to the right, the property will be seen on the left hand side by way of a 'For Sale' sign.

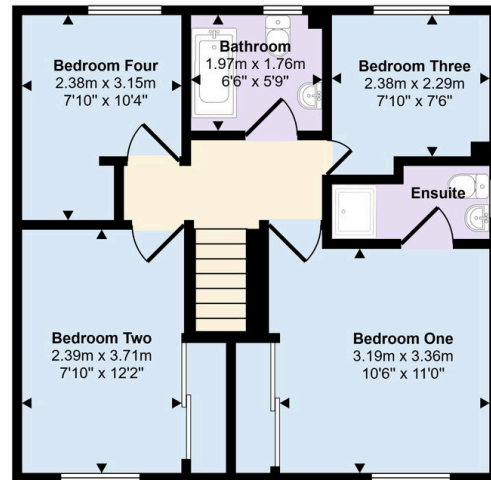
## Key Features

- DETACHED FAMILY HOME
- SPACIOUS LOUNGE/DINER
- SEPARATE SITTING ROOM
- FITTED KITCHEN & CLOAK ROOM
- FOUR BEDROOMS
- ENSUITE & FAMILY BATHROOM
- DRIVEWAY
- ENCLOSED REAR GARDEN WITH SUMMER HOUSE
- FREEHOLD
- COUNCIL TAX - D EPC - C

Approx Gross Internal Area  
106 sq m / 1138 sq ft



Ground Floor  
Approx 56 sq m / 602 sq ft



First Floor  
Approx 50 sq m / 536 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.

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

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