

# williamslettings



**77 Fforddisa, Prestatyn, Denbighshire,  
LL19 8DY**

**£1,250 PCM**

 4  2  2  E

**EPC - E45    Council Tax Band - C    Deposit - £1,250 PCM**

# Fforddisa, Prestatyn

## 4 Bedrooms - House - Semi-Detached

A beautiful three storey property in Prestatyn with easy access to schools, shops and transport links. Boasting four bedrooms, master bathroom and en suite, easy to maintain garden area and private parking for one vehicle. Would ideally be suitable for a family. To be considered for this property you will need an annual income of above £42,000

### Accommodation

Enter through UPVC front door into porch area with wooden door leading to main hallway, doors off to;

### Living Room

13'9" x 15'8"

Bay window to front elevation, fireplace, wall and ceiling lights, sockets, radiator and carpeted flooring.

### Dining Room

14'5" x 13'4"

With window to side elevation and patio doors leading into rear garden area, ceiling and wall lights, sockets, radiator and wood effect flooring. Leading to;

### Kitchen

9'6" x 9'6"

Comprising of wall and base units with worktop above, integrated oven and gas hob with extractor above, void for washing machine, stainless steel sink with drainer, window to side elevation, sockets, lights, wood effect flooring and storage space under stairs.

### Main Bathroom

9'11" x 8'10"

Comprising of standalone bath, enclosed shower, sink, low flush WC, wood effect flooring, lights, extractor fan and window to rear elevation.

### Bedroom 2

14'5" x 13'4"

Comprising of dado rail, lights, window to rear elevation, sockets, radiator and carpeted flooring.

### Bedroom 1

13'9" x 10'9"

Comprising of bay window to front elevation, lights, radiator, sockets and carpeted flooring.

### En Suite

4'11" x 2'7"

Comprising of enclosed shower, extractor fan and sink.

### Bedroom 4

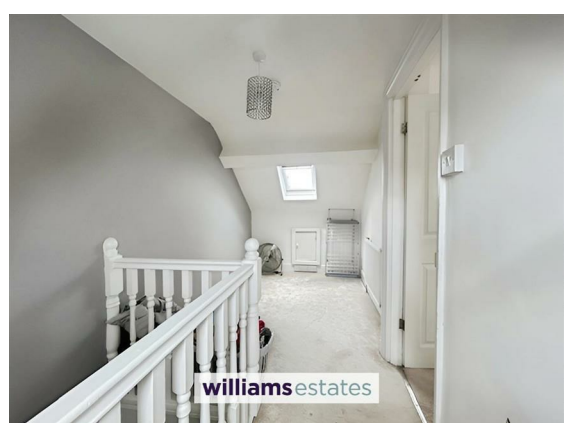
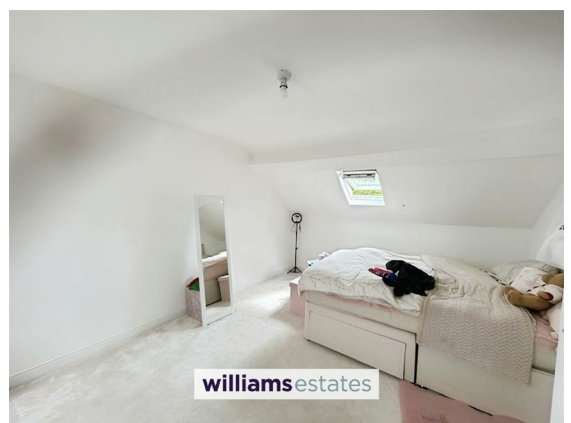
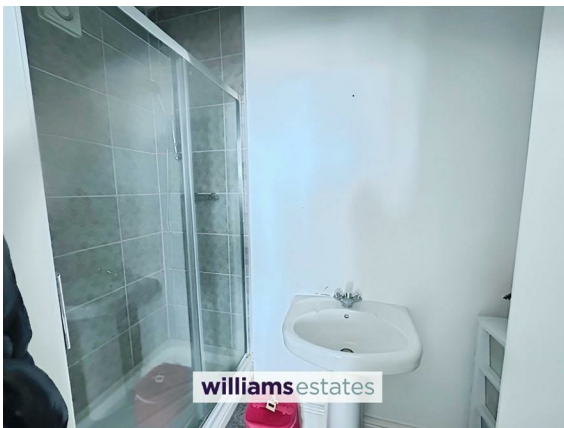
5'10" x 12'9"

Comprising of window to front elevation, lights, radiator, sockets and carpeted flooring.

### Bedroom 3

16'8" x 10'5"

Comprising of two velux windows, lights, radiator, sockets and carpeted flooring.







Total floor area: 177.5 sq.m. (1,910 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	45	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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