



5 Rhodfa Derwen, Prestatyn, Denbighshire, LL19 9LF

£265,000

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EPC - D67 Council Tax Band - E Tenure - Freehold

Rhodfa Derwen, Prestatyn

3 Bedrooms - House - Detached

Welcome to this charming detached house located on Rhodfa Derwen in the picturesque town of Prestatyn. This older property boasts character and warmth, making it a perfect family home.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with loved ones or entertaining guests. The house features three inviting bedrooms, providing ample space for a growing family or for those who enjoy having a home office or guest room.

Nestled in a tranquil neighbourhood, this property offers a peaceful retreat from the hustle and bustle of everyday life. The location provides easy access to local amenities, schools, and parks, making it a desirable place to call home. Don't miss the opportunity to make this delightful house your own and create lasting memories in a welcoming community.



Accommodation

via a uPVC double glazed obscure door, leading into the;

Entrance Hallway

13'4" x 6'6" (4.06 x 1.98)

Having lighting, power point, radiator, storage cupboard, stairs to the first floor landing and doors off.

Living Room/Dining Area

16'5" x 16'11" (5.00 x 5.16)

A light and airy room with views of the hillside to the front, having lighting, power points, radiators, space for dining, complementary surround and hearth, T.V. aerial point, uPVC double glazed window onto the side elevation and a large uPVC double glazed window onto the front elevation.



Kitchen

10'10" x 10'7" (3.30 x 3.23)

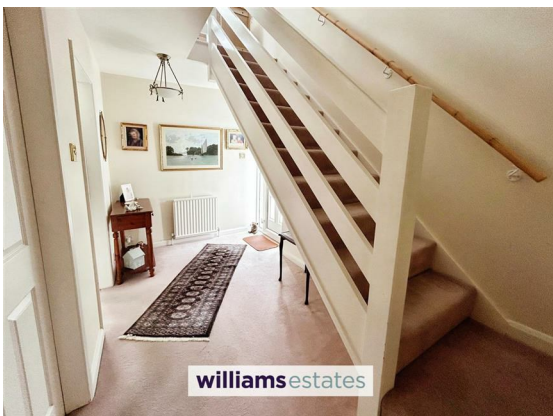
Comprising wall, drawer and base units with worktop over, stainless steel sink and drainer with a stainless steel mixer tap over, void for freestanding cooker with extractor fan above, void for a washing machine, lighting, power points, partially tiled walls, radiator, large uPVC double glazed window onto the rear elevation and a uPVC double glazed obscure door giving access to the side/rear.

Cloakroom

Comprising low flush W.C., hand-wash basin with taps over, lighting and a uPVC double glazed obscure window onto the rear elevation.

Stairs to the First Floor Landing

Having lighting, power point, loft access hatch, storage cupboard, uPVC double glazed window onto the side elevation and doors off.



Bedroom One

17'0" x 9'10" (5.18 x 3.00 (into wardrobe x 2.99))

Having lighting, power points, radiator, fitted wardrobes, fitted units and a large uPVC double glazed window onto the front elevation enjoying unspoilt views of the Prestatyn Hillside.



Bedroom Two

11'0" x 9'10" (3.35 x 3.00)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

Bedroom Three

7'0" x 6'6" (2.13 x 1.98)

Having lighting, power points, radiator, fitted wardrobes and a uPVC double glazed window onto the rear elevation enjoying views out towards the coastline.

Bathroom

9'4" x 6'0" (2.84 x 1.83)

Comprising low flush W.C., hand-wash basin, partially tiled walls, bath with tap over and a wall mounted shower head, lighting, radiator and a uPVC double glazed obscure window onto the side elevation.



Outside

The property is approached via a concreted driveway providing ample space for off-road parking for multiple vehicles, with the front garden being mainly laid to lawn and of ease and low maintenance, enjoying views of Prestatyn Hillside.

To the rear, the garden offers a tranquil setting, being mainly laid to lawn and enjoying a sunny aspect all afternoon long. Having mature bushes and trees and of ease and low maintenance.

Garage

17'11" x 7'1" (5.46 x 2.16)

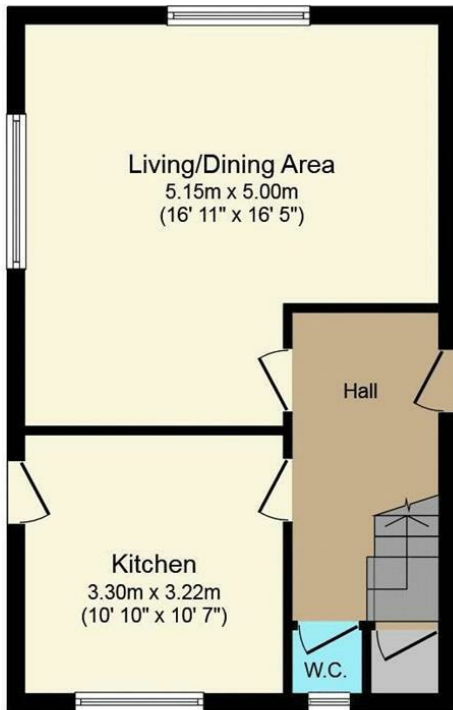
Having an up and over door to the front, timber door giving access to the rear garden, wall mounted electrics and gas meter, wall mounted boiler and a timber framed glazed window onto the rear.



Directions

Proceed from our Prestatyn office right and continue onto Gronant Road continuing along passing the Duck Pond on the left hand side and taking the third right turning onto Ffordd Onnen and the first left onto Rhodfa Derwen, where the property can be seen on the left hand side via a FOR SALE BOARD.





Ground Floor

Floor area 42.8 sq.m. (461 sq.ft.) approx



First Floor

Floor area 42.8 sq.m. (461 sq.ft.) approx

Total floor area 85.7 sq.m. (922 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.