



**102 Ffordd Idwal, Prestatyn,  
Denbighshire, LL19 7US**

**£280,000**

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**EPC - C79 Council Tax Band - E Tenure - Freehold**



# Ffordd Idwal, Prestatyn

## 4 Bedrooms - House - Terraced

A beautifully presented three storey four bedroom house located in a popular residential area of Prestatyn, with direct beach access and enjoying stunning panoramic coastal views. The accommodation affords entrance hallway, ground floor cloakroom, modern fitted kitchen/diner, four bedrooms with the main bedroom having an en-suite shower room and a family bathroom. Outside having off street parking, integral garage and an enclosed rear garden being a particular feature ideal for al fresco dining enjoying a sunny aspect with access to the dunes to the rear. Viewing recommended to fully appreciate the spacious accommodation. No Onward Chain! EPC rating C 79.



### Accommodation

Via a double glazed door leading into the entrance hallway.

### Entrance Hallway

Having power and lighting, radiator, built in storage cupboard, archway leading to the integral garage, door leading into the ground floor WC and stairs off to the first floor landing.

### Integral Garage

14'0" x 8'7" (4.27 x 2.62 (4.26 x 2.61))

Having an up and over door, power and lighting and doorway leading into the entrance hallway.

### Ground Floor WC

6'0" x 3'2" (1.83 x 0.97)

Fitted with a pedestal hand wash basin, low flush WC and radiator.

### Kitchen Diner

16'0" x 13'0" (4.88 x 3.96)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, stainless steel sink and drainer with mixer tap over, built in eye level double oven, gas hob with stainless steel extractor hood over, partially tiled walls, voids for washing machine and dishwasher, void for under the counter fridge, ample power points, space for dining, inset spot lighting, double glazed window overlooking the rear elevation and double glazed patio doors allowing access onto the rear garden enjoying views of the dunes.



### Stairs Off The First Floor Landing

Having door off and stairs off to the upper floor.

### Dining Room/Bedroom One

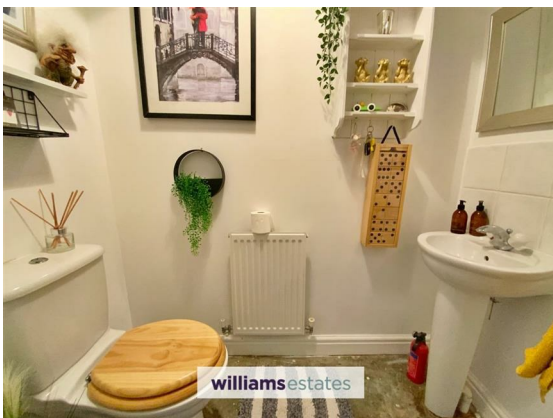
16'1" x 10'10" (4.90 x 3.30)

Having coved ceiling, radiator, ample power points, dual aspect double glazed windows overlooking the rear elevation enjoying stunning views of the dunes over to the coastline and door leading into the en-suite shower room.

### En-suite Shower Room

8'11" x 3'2" (2.72 x 0.97)

Fitted with a low flush WC, pedestal hand wash basin, shower enclosure with tiled walls, radiator, shaver socket and extractor fan.



## Living Room

16'1" max x 13'0" max (4.90 max x 3.96 max)  
Having coved ceiling, wall light points, radiator, TV point, modern fire suite housing an electric fire, inset spot lighting, double glazed window overlooking the front elevation enjoying views of Prestatyn Hillside and double glazed patio doors allowing access onto a balcony enjoying a sunny aspect.

## Stairs Off To The Upper Floor

Having loft hatch access, built in storage cupboard and doors off.

## Bedroom Two

13'9" x 9'0" (4.19 x 2.74)  
Having radiator, ample power points, fitted wardrobes with mirrored sliding doors and dual aspect double glazed windows with views of the North Wales coastline.

## Bedroom Three

12'3" x 9'9" (3.73 x 2.97)  
Having radiator, ample power points and double glazed window overlooking the front elevation enjoying views of Prestatyn Hillside.

## Bedroom Four

8'10" x 7'7" (2.69 x 2.31)  
Having radiator, power points and double glazed window overlooking the front elevation enjoying views of Prestatyn Hillside.

## Bathroom

9'8" x 5'10" (2.95 x 1.78)  
Fitted with a white three piece suite comprising of panelled bath with telephonic shower head, low flush WC, pedestal hand wash basin, part tiled walls and vinyl flooring.

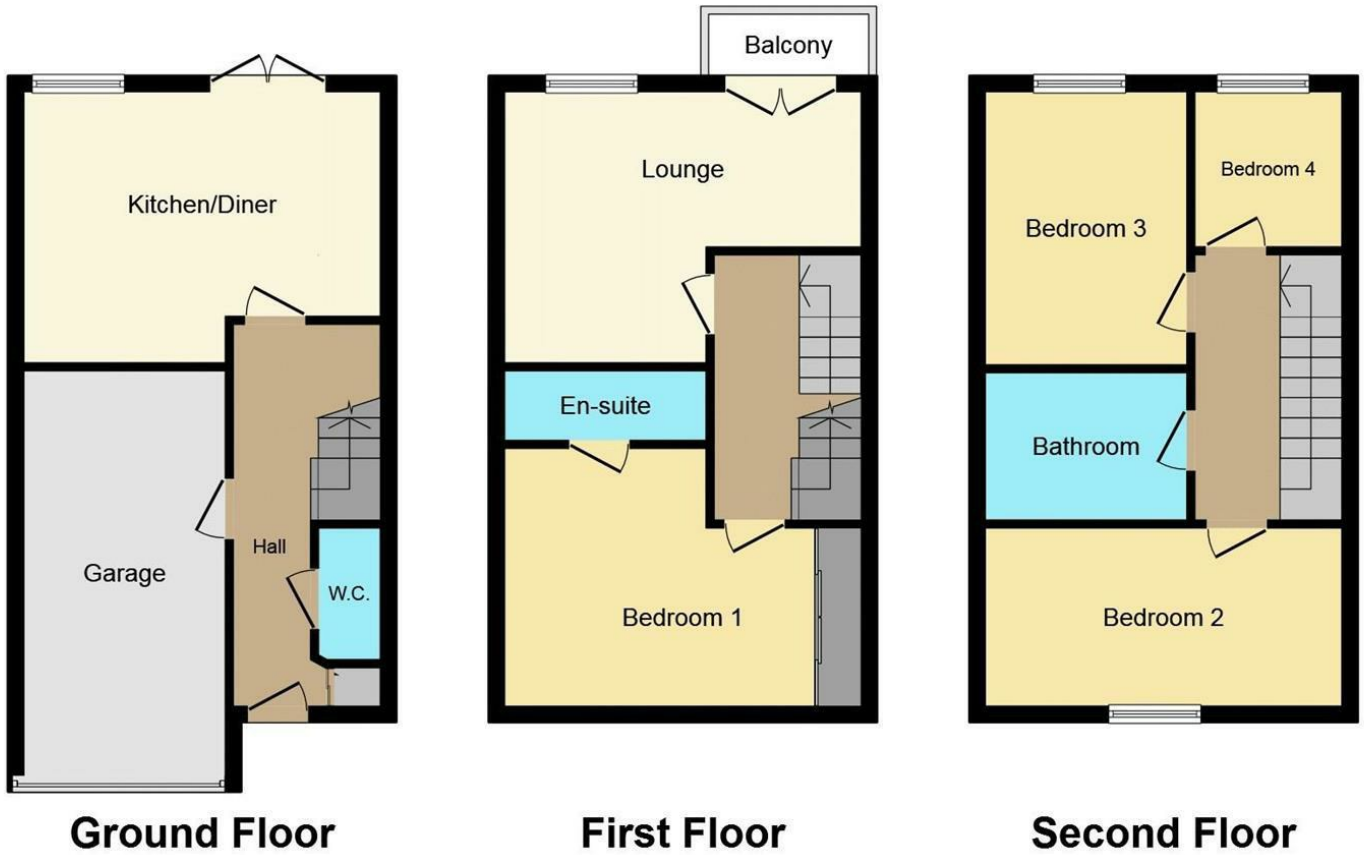
## Outside

The property is approached via a driveway providing off road parking which in turn leads to the garage. The enclosed rear garden enjoys a sunny aspect ideal for al fresco dining having paved patio laid to lawn, having a variety of plant and shrubs and is bound from fencing.

## Directions

Proceed from the Prestatyn office, right at the mini roundabout onto Ffordd Pedyffryn, proceed over the railway bridge and to the traffic lights. Turn left at the traffic lights onto the main Victoria Road, proceed along Victoria Road and turn right into the Tower Gardens development. At the roundabout turn left onto Rhodfa Wyn and take the first right turn onto Rhodfa Teyrn, at the end of the road, turn right onto Ffordd Idwal, you will find this property on your left hand side.





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) <b>A</b>		
(81-91) <b>B</b>	79	88
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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