



**11 Ffordd Penrhwydfa, Prestatyn,
Denbighshire, LL19 8AE**

£274,000

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EPC - C69 Council Tax Band - C Tenure - Freehold

Ffordd Penrhwyfa, Prestatyn

4 Bedrooms - Bungalow - Detached

A spacious four bedroom detached bungalow situated in a popular residential area of Prestatyn and within easy reach of the local amenities. The accommodation briefly comprises of good sized dining room, living room, modern fitted kitchen and breakfast room, two double bedrooms to the ground floor and shower room. To the first floor two double bedrooms and a modern fitted shower room. Outside having good sized gardens to the front and rear together with parking for off street parking. The property benefits from having gas fired central heating and double glazing. EPC rating C69. Viewing essential to fully appreciate what the property has to offer.



Accommodation

Via a double glazed door leading into the entrance porch.

Entrance Porch

Having cupboard housing the electric meter and door leading into:

Bedroom One

13'6" x 10'8" (4.11 x 3.25)

Having radiator, power points, TV point, fitted wardrobes with sliding doors, laminate flooring, double glazed bay window overlooking the front elevation and door leading to the hallway.

Inner Hallway

Having inset spot lighting, laminate flooring, storage cupboard and doors off.

Kitchen/Breakfast Room

17'10" x 8'10" (5.44 x 2.69)

Fitted with a range of wall, drawer and base units with worktop surfaces over, eye level double oven, electric hob with extractor hood over, sink and drainer with mixer tap over, tiled splash back, integrated fridge, void for washing machine, radiator, laminate flooring, inset spot lighting, space for dining, double glazed windows to the front and side and rear elevations and a double glazed door allowing access to the side.

Shower Room

8'10" x 4'11" (2.69 x 1.50)

Comprising of low flush WC, vanity hand wash basin, shower enclosure, fully tiled walls, heated towel rail, wall light, inset spot lighting, vinyl flooring and obscure double glazed window to the side elevation.

Bedroom Two

12'2" x 9'1" (3.71 x 2.77)

Having coved ceiling, radiator, power points, fitted wardrobes with sliding doors and double glazed window overlooking the rear elevation.



Dining Room

20'7" max x 10'5" (6.27 max x 3.18)

Timber glazed double doors lead from the inner hallway into the dining room having two radiators, power points, wall light points, double glazed window overlooking the side elevation, archway leading into the living room and stairs leading to the first floor accommodation.

Living Room

14'0" x 10'2" (4.27 x 3.10)

Having power points, TV point, modern fire suite housing an electric fire, double glazed window overlooking the side elevation and double glazed double doors leading to the rear garden.

Stairs Leading To The First Floor Landing

Having built in storage and doors off.

Bedroom Three

13'7" x 11'3" (4.14 x 3.43)

Having radiator, power points and double glazed window overlooking the rear elevation enjoying views of the garden.

Bedroom Four

12'0" x 11'4" (3.66 x 3.45)

Having radiator, power points, storage into the eaves and velux window enjoying views towards the hillside.

Shower Room

7'0" x 4'1" (2.13 x 1.24)

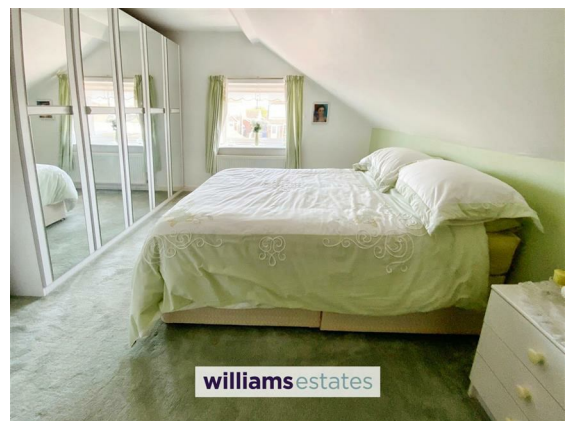
A modern fitted shower room fitted with vanity WC and hand wash basin, shower enclosure, heated towel rail, shaver socket, laminate flooring and obscure double glazed window.

Outside

The property is approached via a single wrought iron gate allowing access onto the front garden. The front garden being mainly laid to lawn with a variety of plants and shrubs and having a paved seating area. A wrought iron gate leads to the side door and give access to the side of the property. The rear garden being paved for ease of maintenance with a decked area ideal for al fresco dining and has the benefit of having an outside timber store and parking to the rear.

Directions

Proceed from the Prestatyn Office to the mini roundabout taking the third turning onto Ffordd Pendyfryn. Turn immediate left onto Fforddisa and continue along to the cross roads turning right onto Ffordd Penrhwyfya. The property can be found on the right hand side.





Ground Floor

Floor area 83.2 sq.m. (895 sq.ft.) approx



First Floor

Floor area 36.0 sq.m. (388 sq.ft.) approx

Total floor area 119.2 sq.m. (1,283 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		82
(69-80) C	69	
(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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