



**1 Llandaff Drive, Prestatyn,
Denbighshire, LL19 8AT**

£210,000

 3  2  3  E

EPC - E49

Council Tax Band - E

Tenure - Freehold

Llandaff Drive, Prestatyn

3 Bedrooms - House

Looking for spacious home with great potential? Check out this three bedroom, three reception room detached house on a large corner plot! With paved rear garden, it's perfect for outdoor enjoyment. Plus it's conveniently located near local schools and the beautiful North Wales coastline. Contact us today for a viewing!



Accommodation

via a timber door leading into;

Entrance Porch

Off a good size, having lighting, power points, uPVC double glazing to the front elevation, with additional windows into the living room and ground floor bathroom and an obscured glazed timber door leading into;

Inner Hallway

Having lighting, power points, radiator, stairs to first floor landing, under stairs storage cupboard, stairs to first floor landing and doors off;

Downstairs Bathroom

7' 6" x 5' 2" (2.13m 1.83m' x 1.52m 0.61m')
Comprising corner bath with taps over, pedestal hand wash basin with taps over, low flush W.C., partially tiled walls, extractor fan, lighting, radiator, tiled floors and single glazed obscured window.



Living Room

15' 8" x 10' 11" (4.57m 2.44m' x 3.05m 3.35m')
Having lighting, power points, radiator, gas fire with brick affect hearth and slate surround, t.v. aerial point and a uPVC double glazed window overlooking the front elevation.

Dining Room/Bedroom

10' 10" x 8' 11" (3.05m 3.05m' x 2.44m 3.35m')
Having lighting, power points, radiator and uPVC double glazed window to the rear elevation.

Kitchen

8' 10" x 11' 0" (2.44m 3.05m' x 3.35m 0.00m')
Comprising wall, drawer and base units with worktops over, partially tiled walls, sink with half drainer and flexi-mixer tap over, void for free-standing cooker with extractor hood above, void for under counter fridge, power points, partially tiled walls, lighting, uPVC double glazed window overlooking the garden and door leading into;



Inner Hall

With lighting and doors into;

Shower Room

Comprising shower enclosure with wall mounted shower, tiled walls, extractor fan and obscured uPVC double glazed window to the side elevation.

Garage

16' 9" x 9' 0" (4.88m 2.74m' x 2.74m 0.00m')
With lighting, power points, plumbing for washing machine, gas and electric meter, gloworm boiler and uPVC double glazed window to the side elevation.

Sun Room

14' 11" x 10' 8" (4.27m 3.35m' x 3.05m 2.44m')
Comprising lighting, power points, radiators, uPVC double glazed windows to rear and side elevations, uPVC double glazed door giving access to side elevation and sliding double glazed door giving access to the rear garden.

Stairs To First Floor Landing

Having lighting, loft access hatch, power points, feature uPVC double glazed decorative window to the front, Velux window to the rear, storage cupboard housing the water tank and doors off;

Bedroom One

15' 3" x 10' 11" (4.57m 0.91m' x 3.05m 3.35m')
Having lighting, power points, radiator, storage into eaves and uPVC double glazed window to the rear elevation.

Bedroom Two

9' 5" x 15' 3" (2.74m 1.52m' x 4.57m 0.91m')
Having lighting, power points, radiator, and uPVC double glazed window to the front elevation

Bedroom Three

8' 2" x 8' 9" (2.44m 0.61m' x 2.44m 2.74m')
Having lighting, power points, radiator, and uPVC double glazed window to the front elevation.

W.C.

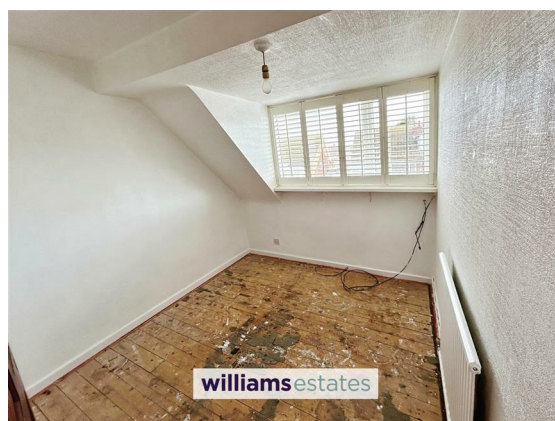
4' 2" x 3' 7" (1.22m 0.61m' x 0.91m 2.13m')
Comprising sink with taps over, low flush W.C., and Velux window to the rear.

Outside

15' 3" x 10' 11" (4.57m 0.91m' x 3.05m 3.35m')
Having lighting, power points, radiator, storage into eaves and uPVC double glazed window to the rear elevation.

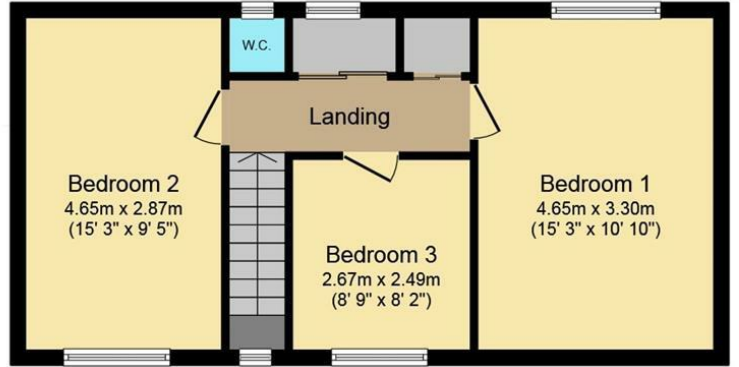
Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Take the first left turning onto Fforddisa and continue to the crossroads taking the right turning onto Ffordd Penwylfa. Continue along taking the third right onto The Broadway and left onto Llandaff Drive.





Ground Floor



First Floor

Total floor area 115.1 m² (1,238 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 888900

Prestatyn@williamsestates.com

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.