



williams estates



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**12 Gwelfryn, Prestatyn, Denbighshire,
LL19 7SA**

£165,000

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EPC - D64

Council Tax Band - C

Tenure - Freehold

Gwelfryn, Prestatyn

3 Bedrooms - House - Semi-Detached

Welcome to this charming semi-detached house located in the area of Gwelfryn, Prestatyn. This delightful property boasts two reception rooms, perfect for entertaining guests. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or hobby room.

One of the highlights of this lovely home is the parking space available for one vehicle, providing ease and convenience for those with a car. Whether you're looking for a peaceful retreat away from the hustle and bustle of city life or a place to create new memories with your family, this property offers the perfect blend of comfort and functionality.

Don't miss out on the opportunity to make this house your home in the heart of Prestatyn. Contact us today to arrange a viewing and discover the endless possibilities that this property has to offer.



Accommodation

Via a timber glazed door leading into the entrance hallway.

Entrance Hallway

Having laminate flooring and door leading into the living room.

Living Room

23'8 max x 13'9 max (7.21m max x 4.19m max)

Having coved ceiling, two wall mounted electric heaters, laminate flooring, TV aerial point, power points, double glazed windows overlooking the front elevation, double glazed double doors allowing access into the conservatory, door leading into the kitchen and stairs off to the first floor landing,

Conservatory

11'11 x 8'5 (3.63m x 2.57m)

Having laminate flooring, power points, double glazed windows surrounding and double glazed sliding patio door allowing access onto the rear garden,

Kitchen

9'10 x 5'9 (3.00m x 1.75m)

Fitted with a range of wall, drawer and a base units with worktop surfaces over, stainless steel sink and drainer, tiled walls, void for washing machine, slot in cooker with extractor hood over and window overlooking the rear elevation.

Stairs Off To The First Floor Landing

Having wall mounted electric heater, loft hatch access and doors off.

Bedroom One

11'6 x 8'7 (3.51m x 2.62m)

Having power points, laminate flooring, built in wardrobe and airing cupboard and double glazed windows overlooking the front elevation.



Bedroom Two

9'7 x 6'8 (2.92m x 2.03m)

Having power points and double glazed window overlooking the rear elevation with views towards the hillside.



Bedroom Three

6'9 x 6'8 (2.06m x 2.03m)

Having power points and double glazed window overlooking the rear elevation enjoying views towards the hillside.

Bathroom

7'6 x 4'10 (2.29m x 1.47m)

Fitted with a white three piece suite comprising a low flush WC, panelled bath with shower over, pedestal hand wash basin, tiled walls and obscure double glazed window to the side elevation.



Outside

The property is approached via a driveway providing ample off street parking. The garden to the front being paved for ease of maintenance. A gate allows access to the enclosed rear garden. The rear garden having a paved patio, raised flower beds and a raised lawn area and is bound by fencing.

Directions

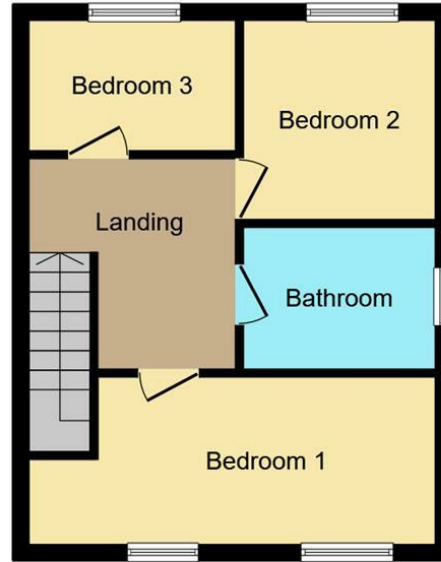
Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Continue along passing the bus station on the left. At the top of the railway bridge turn left onto Sandy Lane and continue along taking the first left turning onto Gwelfryn where the property can be found on the left hand side by way of our for sale board.





Ground Floor

Floor area 50.1 m² (539 sq.ft.)



First Floor

Floor area 35.4 m² (381 sq.ft.)

TOTAL: 85.5 m² (921 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
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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.