



**9 Crud Yr Awel, Prestatyn,
Denbighshire, LL19 8YQ**

Offers Over £200,000

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EPC - C76 Council Tax Band - D Tenure - Leasehold

Crud Yr Awel, Prestatyn

3 Bedrooms - House - Detached

Located in a quiet cul-de-sac position within a much sought after residential area of Prestatyn sits this well presented Three Bedroom detached family home. Offering a spacious accommodation throughout, with two reception rooms, kitchen, three bedrooms; primary with en-suite, downstairs cloakroom and family bathroom. This property has space for all the family! With views to the rear over looking the fields beyond and having no onward chain, you don't want to miss the opportunity to acquire this great family home! EPC TBC



Accommodation

Via a uPVC front door with decorative glazing leading into the ;

Entrance Hallway

Having lighting, radiator and doors off

Cloakroom

Having a handwash basin, low flush WC, radiator, lighting and uPVC double glazed obscure window to the front.

Living Room

14'4 x 13'7 (4.37m x 4.14m)

Having lighting, power points, radiator, feature fire place, in-built storage cupboard, uPVC double glazed window to the front, stairs to the first floor landing and an opening into the ;

Dining Room

10'11 x 8'03 (3.33m x 2.51m)

Having lighting, power points, radiator, uPVC double glazed patio doors to the rear and an opening into the ;

Kitchen

8'02 x 8'02 (2.49m x 2.49m)

Being fitted with a range of wall, drawer and base units with complementary worktops over, tiled splashbacks, integral cooker, washing machine left in situ, stainless steel bowl and a half sink with mixer tap over, void for fridge-freezer, power points, lighting and a uPVC double glazed window overlooking the rear garden.

Stairs to First Floor Landing

Having lighting, power points, loft access hatch with pull down ladder into a partly boarded loft, and doors off;

Bedroom One

11'10 x 9'11 (3.61m x 3.02m)

Having lighting, power points, radiator, uPVC double glazed window to the rear welcoming lovely views over the fields beyond and a door providing access into the ;

En-Suite

8'5 x 2'11 (2.57m x 0.89m)

Having a low flush WC, pedestal hand wash basin, shower enclosure, radiator and a uPVC double glazed obscure window to the rear.



Bedroom Two

10'3 x 9'3 (3.12m x 2.82m)

Having lighting, power points, radiator, fitted wardrobe with mirrored sliding doors and a uPVC double glazed window to the front.

Bedroom Three

9'11 x 6'11 (3.02m x 2.11m)

Having lighting, power points, radiator, fitted wardrobes with mirrored sliding doors and a uPVC double glazed window to the front.

Bathroom

8'5 x 6'8 (2.57m x 2.03m)

Fitted with a panel bath with taps over, low flush WC, pedestal hand wash basin, built in storage cupboard, partially tiled walls, radiator, lighting and a uPVC double glazed obscure window to the rear.

Garage

15'5 x 8'10 (4.70m x 2.69m)

Having an up and over door, power, lighting and houses the central heating boiler and the electrical consumer unit.

Outside

The property is approached via a driveway providing ample parking for two vehicles and a single path with a lawned area adjacent housing a mature tree.

To the rear the property is of ease and low maintenance with timber decking, paved patio areas , all enclosed by timber fencing with a lovely outlook to the rear across the fields beyond.

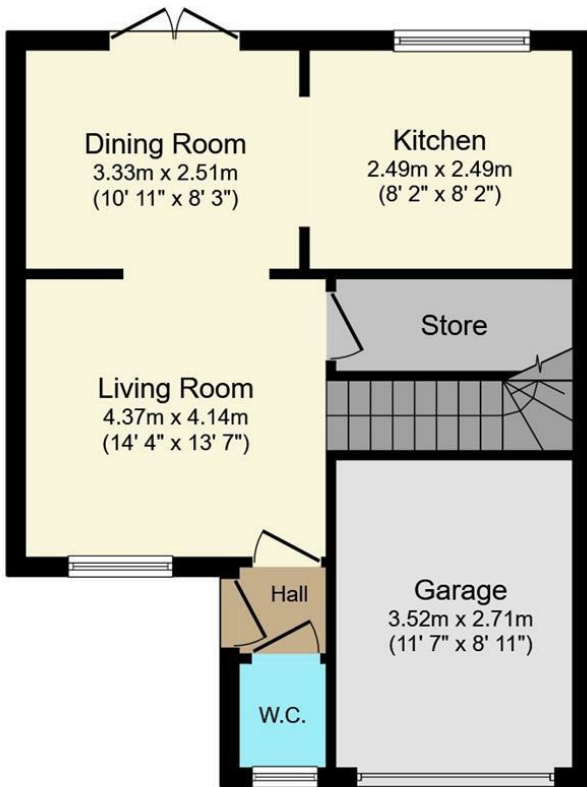
Directions

Proceed from the Prestatyn office left to the mini roundabout take the second exit off onto Ffordd Pendyffryn and immediately turn left onto Fforddisa. Continue along to the cross roads and take the right turning onto Ffordd Penrhwylyfa. Continue to the Jolly Sailor public house on the left hand side and turn left onto Ffordd Pant y Celyn, follow the road right down and take the sixth left turning onto Crud yr Awel continue into the cul -de-sac and you will find this property in the right hand corner by way of our For Sale Board

Lease Details

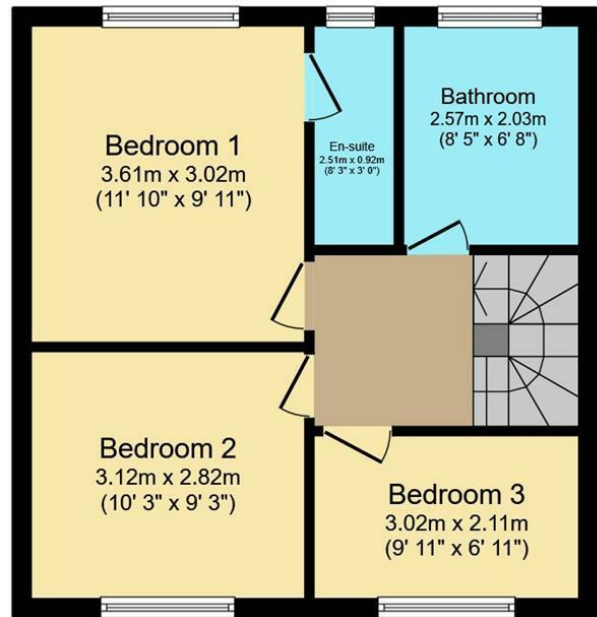
"The property has a registered leasehold title and is held under a 999 year lease from the 1st September 2001. The landlords have sold the freehold of the property to a company called Freehold Managers Plc who are responsible for collecting ground rent of £100.00 per annum. This is paid yearly by the 1st January of each year."





Ground Floor

Floor area 45.2 m² (487 sq.ft.)



First Floor

Floor area 40.7 m² (439 sq.ft.)

TOTAL: 86.0 m² (926 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	76	
(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.