



**48 Ffordd Parc Bodnant, Prestatyn,  
Denbighshire, LL19 9LJ**

**£299,950**

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**EPC - C73**

**Council Tax Band - D**

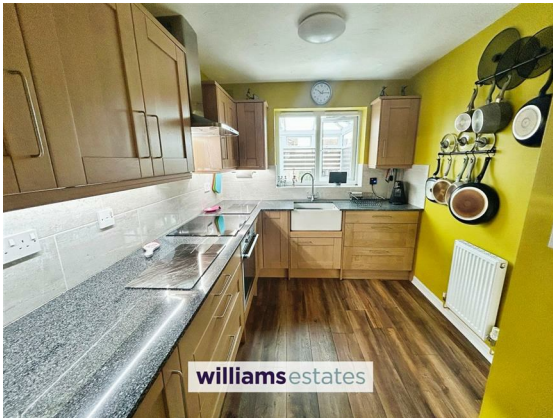
**Tenure - Freehold**

# Ffordd Parc Bodnant, Prestatyn

## 3 Bedrooms - House - Detached

This modern property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

The property has recently undergone refurbishment, ensuring a fresh and inviting atmosphere for its new owners. Situated within walking distance from Prestatyn town centre, you can enjoy the convenience of local amenities, shops, and restaurants right at your doorstep. Don't miss out on the opportunity to make this house your new home sweet home.



### Accommodation

Via a uPVC double glazed decorative front door leading into the ;

### Entrance Porch

Having lighting and doors off.

### Downstairs W.C.

7'5" x 2'9" (2.26 x 0.84)

Having pedestal hand wash basin with tiled splash backs, low flush WC, radiator, lighting and a uPVC double glazed obscure window to the front.

### Living Room

15'5" x 12'9" (4.70 x 3.89)

Having lighting, power points, radiator, a uPVC double glazed window to the front, electric fire place, t.v aerial points, telephone point, an opening leading to the dining area and a sliding door into the kitchen.

### Dining Area

7'8" x 9'8" (2.34 x 2.95)

Having power points, lighting, radiator, double oak doors with single glazed panelling leading into the conservatory.

### Conservatory

15'6" x 11'7" (4.72 x 3.53)

Being bricked to half level with uPVC double glazing surrounding, wall mounted lighting, power points, t.v aerial point and double glazed double doors leading into the rear garden.

### Kitchen

8'7" x 7'10" (2.62 x 2.39)

Fitted with a range of wall, drawer and base units with granite worktops over, tiled splashbacks, belfast sink with mixer tap over, integral oven with induction hob and stainless steel extractor hood above, radiator, power points, uPVC double glazed window into the conservatory, under-the-stairs storage cupboard and door leading into the ;

### Utility Room

7'4" x 7'3" (2.24 x 2.21)

Having lighting, power points, radiator, cupboard space with void for tall standing fridge-freezer, a uPVC door into the rear garden and a door leading into the ;



### Integral Garage

16'7" x 8'2" (5.05 x 2.49)

Comprising the electrical consumer unit, void and plumbing for washing machine, loft access hatch, power points, lighting and an up and over door.

### Stairs to The First Floor Landing

Having a uPVC double glazed window to the side, lighting, power points, loft access hatch and doors into further accommodation.

### Bedroom One

12'6" x 7'11" (3.81 x 2.41)

Having lighting, power points, radiator and a uPVC double glazed window to the front and a door into the ;

### Wet Room Ensuite

7'8" x 3'1" (2.34 x 0.94)

Having tiled floors and walls, low flush WC, pedestal hand wash basin, walk in shower, radiator, lighting and extractor fan.

### Bedroom Two

10'4" x 8'11" (3.15 x 2.72)

Having lighting, power points, radiator and a uPVC double glazed window to the rear.

### Bedroom Three

9'1" x 6'0" (2.77 x 1.83)

Having lighting, power points, radiator and a uPVC double glazed window to the front.

### Bathroom

6'10" x 5'4" (2.08 x 1.63)

Fitted with a panel bath with shower over, pedestal hand wash basin, low flush WC, radiator, extractor fan, lighting and a uPVC double glazed obscure window to the rear.

### Outside

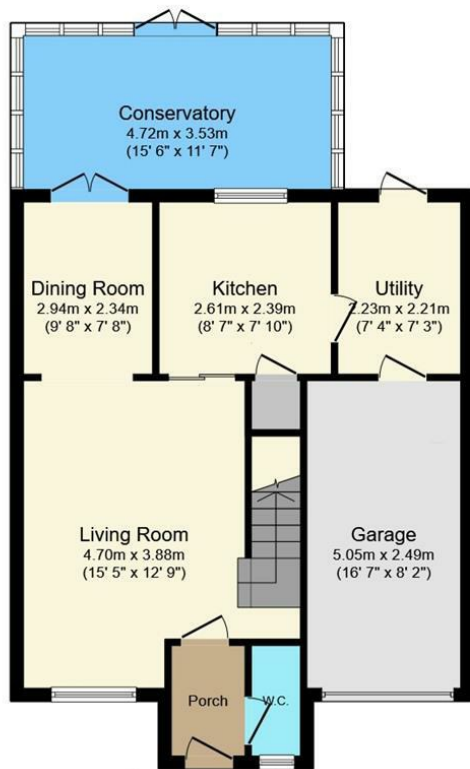
The property benefits a low-maintenance frontage providing off street parking for multiple vehicles.

To the rear the property is primarily laid to lawn with paved patio areas ideal for alfresco dining. Being bound by timber fencing creating a peaceful and private environment.

### Directions

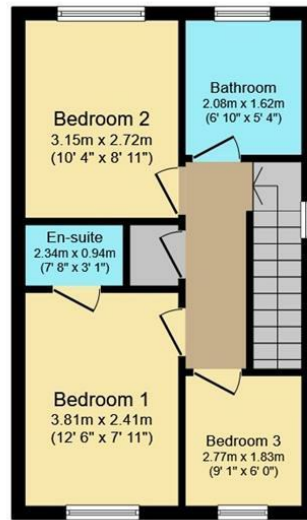
Proceed from Prestatyn office right onto Meliden Road and continue onto Gronant Road. Take the first left turning onto Mostyn Avenue. At the crossroads proceed across and continue to the T junction. Turn left onto Ffordd Parc Bodnant and follow the road to the end and No. 48 can be seen on the right hand side by way of a For Sale sign





**Ground Floor**

Floor area 71.9 m<sup>2</sup> (774 sq.ft.)



**First Floor**

Floor area 35.5 m<sup>2</sup> (383 sq.ft.)

**TOTAL: 107.4 m<sup>2</sup> (1,157 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</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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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.