



## 4 Ffordd Cae Felin, Prestatyn, Denbighshire, LL19 8YN

**£210,000**

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**EPC - C76 Council Tax Band - D Tenure - Leasehold**



# Ffordd Cae Felin, Prestatyn

## 3 Bedrooms - House - Detached

Available with No Onward Chain! Step inside this charming detached house located on Ffordd Cae Felin in the sought-after seaside town of Prestatyn. This property boasts a warm and welcoming atmosphere that is perfect for a growing family.

With an open-plan living space to the ground floor, this property has space for all the family and for entertaining guests!

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm of living in this delightful property on Ffordd Cae Felin.



### Accommodation

Access via a uPVC double glazed front door, leading into the ;

### Entrance Hallway

Having lighting, power points and doors off ;

### Cloakroom

5'7 x 3'2 (1.70m x 0.97m)

Having a low flush WC, pedestal hand wash basin, lighting and a uPVC double glazed obscure window to the side.

### Living Room

15'11 x 14'1 (maximum) (4.85m x 4.29m (maximum))

Having lighting, power points, radiator, feature fire place, uPVC double glazed window to the front, under-the-stairs storage cupboard, stairs to the first floor and double doors into the ;



### Kitchen-Diner

15'6 maximum x 14'1 maximum (4.72m maximum x 4.29m maximum)

Having a range of wall, drawer and base units with complementary worktops over, void and plumbing for washing machine, stainless steel bowl and a half sink with mixer tap over, integral cooker with four ring gas hob over with extractor hood above, tiled splashbacks, void for double fridge-freezer, void and plumbing for washing machine, wall mounted central heating combination boiler, lighting, power points, two radiators, a uPVC double glazed window to the rear garden, a side door providing access into the rear garden and uPVC double glazed double patio doors into the garden.



### Stairs to First Floor Landing

Having lighting, power points, radiator, in-built storage cupboard and doors off

### Bedroom One

12'5 x 8'9 (3.78m x 2.67m )

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

### En-Suite

8'8 x 3'0 (2.64m x 0.91m)

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

### Bedroom Two

9'5 x 8'9 (2.87m x 2.67m)

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

### Bedroom Three

9'2 x 6'5 (2.79m x 1.96m )

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

### Bathroom

6'5 x 5'6 (1.96m x 1.68m )

Having panel bath with mixer tap over, pedestal hand wash basin, low flush WC, partially tiled walls, lighting, radiator and a uPVC double glazed obscure window to the front.

### Outside

The front of the property benefits from a laid lawn with mature hedging and bushes with a singular access path to the property leading from the driveway and garage situated to the side of the property.

To the rear the garden enjoys many different sections from a lawned area, patio and pond. With ample space for growing plants and flowers and currently housing a greenhouse. The rear garden is entirely bound by timber fencing and benefits from outside power and water sources.

### Detached Garage

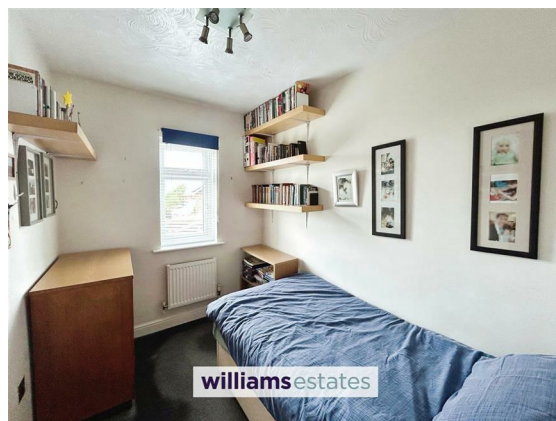
Having an up and over door, lighting and power.

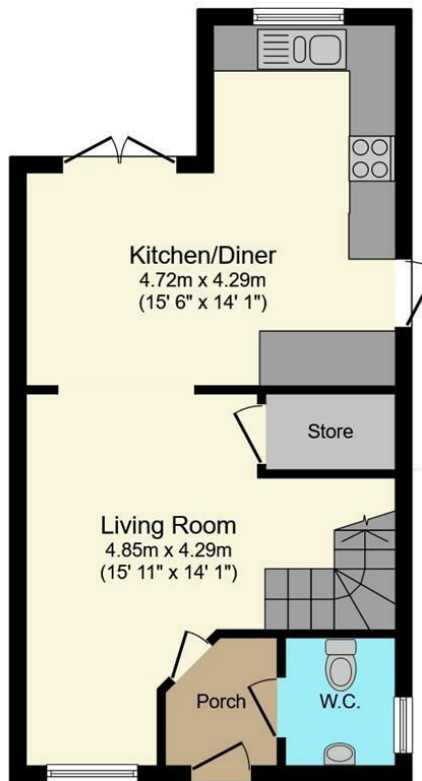
### Directions

Proceed from our Prestatyn office left to the mini roundabout. Take the second exit off onto Ffordd Pendyffryn and first left onto Fforddisa. Continue to the crossroads and turn right onto Ffordd Penrhwyfla. Continue to the Jolly Sailor Public House and turn left onto Ffordd Pant y Celyn. Continue along taking the third left turning onto Ffordd Cae Felin where this property can be found on the right hand side by way of our For Sale Board.

### Lease Details

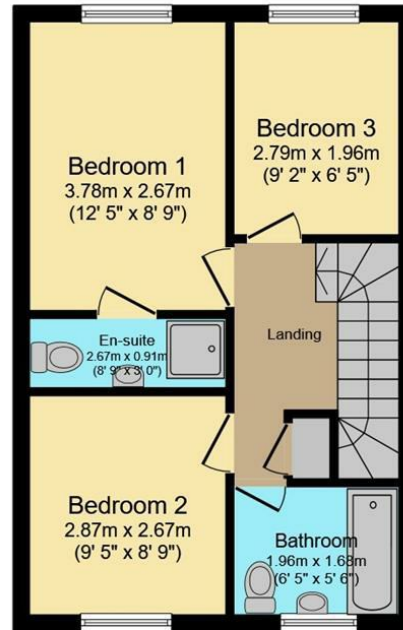
The lease to purchase is just over £3,000, a contribution can be taken into account for an acceptable offer.





### Ground Floor

Floor area 42.1 m<sup>2</sup> (453 sq.ft.)



### First Floor

Floor area 37.4 m<sup>2</sup> (403 sq.ft.)

**TOTAL: 79.5 m<sup>2</sup> (855 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>88</b>
(69-80) <b>C</b>	<b>76</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	

Call us on  
01745 888900

[Prestatyn@williamsestates.com](mailto: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.