



**33 Llys Bran, Prestatyn, Denbighshire,
LL19 7JB**

£220,000

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EPC - C69 Council Tax Band - D Tenure - Leasehold

Llys Bran, Prestatyn

3 Bedrooms - House - Detached

A well presented modern detached house situated in a cul-de-sac location and within walking distance to the seaside promenade and the local amenities. The accommodation briefly affords ground floor WC, living room, kitchen diner, three bedrooms with the main bedroom having an en-suite shower room and family bathroom. To the outside garden to the front with good sized driveway for ample off street parking and enclosed rear garden.

The property benefits from having gas fired central heating and double glazing and available with no onward chain.



Accommodation

Via a modern composite door leading into the entrance hallway.

Entrance Hallway

Having radiator, power point, double glazed window to the side elevation and door leading into the living room.

Ground Floor WC

Fitted with a low flush WC, vanity hand wash basin, radiator and obscure double glazed window to the front elevation.

Living Room

17'7 x 14'6 (5.36m x 4.42m)

Having radiator, ample power points, TV aerial point, modern fire suite housing an electric fire, double glazed window overlooking the front elevation, stairs off to the first floor landing and door leading into the kitchen diner.

Kitchen Diner

14'4 x 9'0 (4.37m x 2.74m)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, stainless steel sink and drainer with mixer tap over, built in oven and four ring gas hob with extractor hood over, void for washing machine, void for fridge, cupboard housing the gas central heating boiler, storage cupboard, radiator, double glazed window overlooking the rear elevation and double glazed double doors allowing access onto the rear garden.



Stairs Leading To The First Floor Landing

Having double glazed window to the side elevation, power point, built in airing cupboard, loft hatch access and doors off.

Bedroom One

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

Having radiator, ample power points, double glazed window overlooking the front elevation and door leading into the en-suite shower room.



En-Suite

Fitted with a low lush WC, vanity hand wash basin, shower enclosure with wall mounted shower, shaver socket, radiator and double glazed window to the side elevation.

Bedroom Two

10'5 x 8'0 (3.18m x 2.44m)

Having radiator, power points and double glazed window overlooking the rear elevation.

Bedroom Three

8'9 x 5'10 (2.67m x 1.78m)

Having radiator, power points and double glazed window overlooking the front elevation.

Bathroom

6'1 x 5'5 (1.85m x 1.65m)

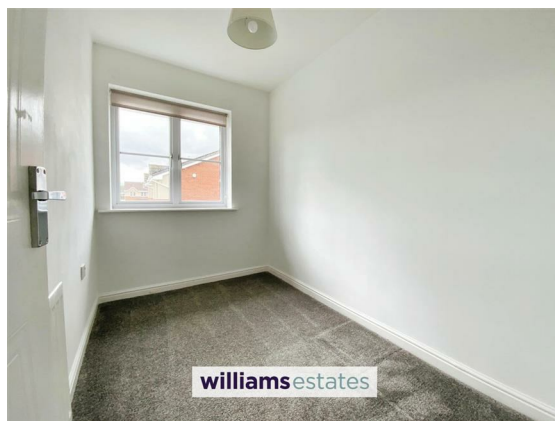
Fitted with a low flush WC, vanity hand wash basin with worktop surface, panelled bath with wall mounted shower, extractor fan, tiled walls, radiator and obscure double glazed window to the rear elevation.

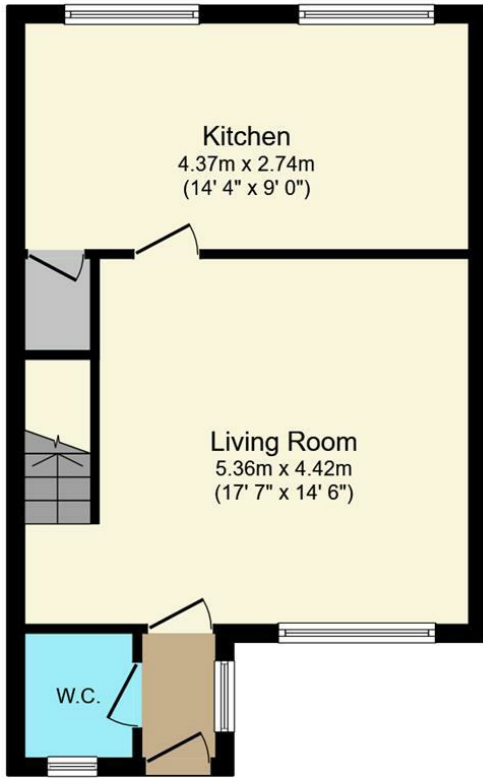
Outside

The property is approached via a driveway providing ample off street parking. The driveway leads to a detached garage with up and over door, wall mounted electric meter and measures 17'3 x 9'0. The garden to the front being laid to lawn with a variety of plants and shrubs, a timber gate allows access to the rear garden. The enclosed rear garden having a paved patio and laid with golden gravel for ease of maintenance and is bound by fencing.

Directions

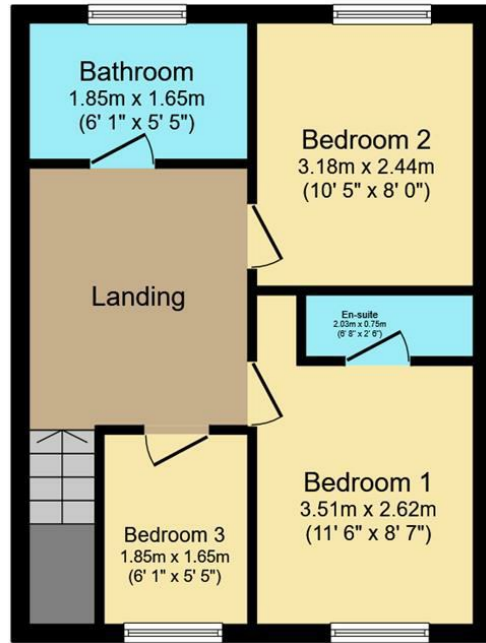
Proceed from our Prestatyn Office to the mini roundabout opposite Aldi and continue down the hill, over the railway bridge and to the traffic lights. Turn left at these crossroads onto Victoria Road (the coast road) and the entrance to Tower Gardens can be seen on the right hand side before reaching the Ffrith festival gardens. Turn into the development and then turn right at the mini roundabout which leads into Ffordd Idwal. Take the second right into Llys Bran.





Ground Floor

Floor area 42.6 m² (459 sq.ft.)



First Floor

Floor area 38.9 m² (419 sq.ft.)

TOTAL: 81.5 m² (878 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		88
(81-91) B		
(69-80) C	69	
(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.