



**5 Lon Cadfan, Prestatyn, Denbighshire,
LL19 8HJ**

£140,000

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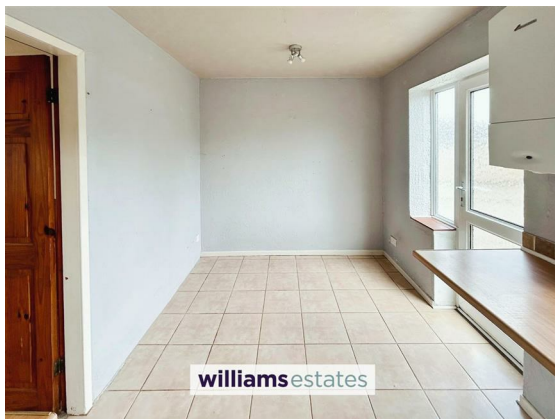
EPC - C72 Council Tax Band - B Tenure - Freehold

Lon Cadfan, Prestatyn

2 Bedrooms - House - Semi-Detached

Welcome to Lon Cadfan, Prestatyn - a charming location for this delightful semi-detached house! As you step inside, you'll be greeted by a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there's ample space for a small family or guests to stay over. The property boasts a well-maintained bathroom, ensuring your comfort and convenience.

Situated in a sought-after area, this house offers great potential for those looking to invest in rental properties. Whether you're a first-time buyer exploring the property market or an investor seeking a promising opportunity, this house is a fantastic choice.



Accommodation

Via double glazed door leading into the entrance porch.

Entrance Porch

Having tiled flooring, power points, double glazed windows surrounding and timber framed glazed door allowing access into the living room.

Living Room

13'4 x 10'8 (4.06m x 3.25m)

Having radiator, ample power points, TV aerial point, meter cupboard, fireplace housing a gas fire, laminate flooring, stairs off to the first floor landing, under stairs storage cupboard, double glazed window overlooking the front elevation and door leading into the kitchen.



Kitchen

7'10 x 14 (2.39m x 4.27m)

Fitted with wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, void for slot in oven, void for washing machine, wall mounted Worcester central heating boiler, tiled flooring, radiator, double glazed windows to the side and rear elevations and double glazed door allowing access onto the rear garden.

Stairs Off To The First Floor Landing

A turned staircase, loft hatch access, airing cupboard and doors off.

Bedroom One

14' x 8'1 (4.27m x 2.46m)

Having two radiators, power points, laminate flooring, dual aspect double glazed windows overlooking the rear elevation with distant views of the hillside.



Bathroom

6'2 x 5'5 (1.88m x 1.65m)

Fitted with a coloured suite comprising WC, pedestal hand wash basin, panelled bath with shower over, tiled walls, tiled flooring, radiator and obscure double glazed window.

Bedroom Two

12'1 x 6'9 (3.68m x 2.06m)

Having radiator, power points, laminate flooring, fitted wardrobes with sliding doors and double glazed window overlooking the front elevation.

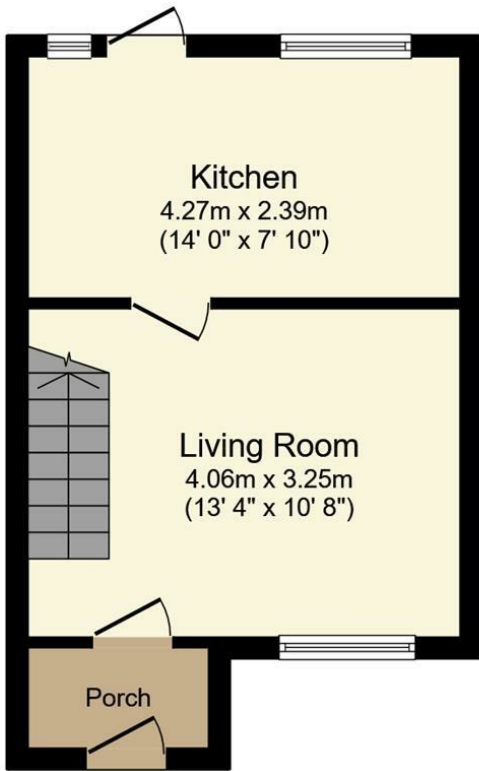
Outside

The property is approached via a driveway providing off street parking. The garden to the front gravelled for ease of maintenance. The rear garden being landscaped for ease of maintenance with a variety of plants and shrubs, timber store and a further metal store providing ample storage and is bound by fencing.

Directions

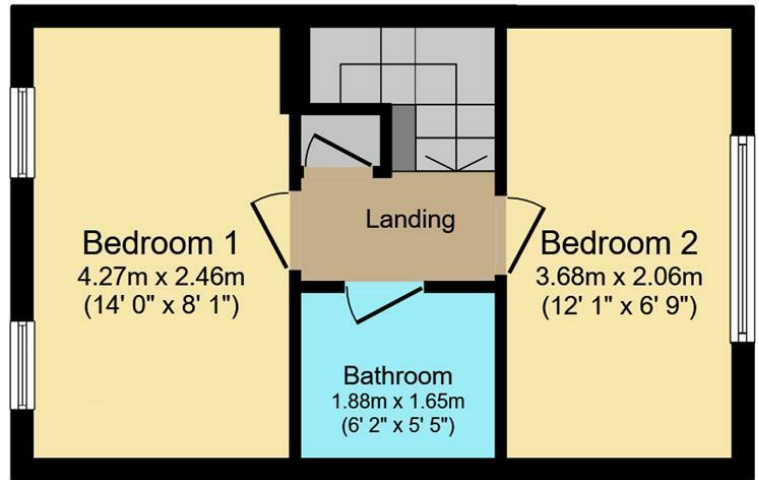
Proceed from Prestatyn Office left to the roundabout taking the second exit onto Ffordd Pendyffryn and first left turning onto Fforddisa. Continue along to the cross roads turning right onto Ffordd Penrhywylfa. At the Jolly Sailor Public House turn left onto Ffordd Pant y Celyn and first left onto Lon Iswlyn, follow the road round and take the turning left into Lon Cadfan this property can be seen by way of a For Sale board.





Ground Floor

Floor area 26.5 m² (285 sq.ft.)



First Floor

Floor area 29.4 m² (317 sq.ft.)

TOTAL: 55.9 m² (601 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	72	
(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.