

## Acer Cottage, 125 Ffordd Penrhwyfla, Prestatyn, Denbighshire, LL19 8BS

**£245,000**

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**EPC - C73**

**Council Tax Band - D**

**Tenure - Freehold**

# Ffordd Penrhwyfya, Prestatyn

## 3 Bedrooms - Bungalow - Detached

Welcome to this charming detached bungalow located on Ffordd Penrhwyfya in the picturesque town of Prestatyn. This property boasts a delightful blend of character and comfort. Situated on a deceptively spacious plot, this older bungalow provides a sense of tranquillity and privacy. The property offers parking for up to three vehicles, making it convenient for homeowners with multiple cars or guests arriving for a visit. One of the standout features of this property is the absence of an onward chain, allowing for a seamless transition for potential buyers. Additionally, the vacant possession provides the opportunity for new owners to move in swiftly and start creating memories in their new home.



### Accommodation

via a uPVC double glazed door, leading into the;

### Entrance Porch

5'5" x 4'4" (1.65 x 1.32)

Having uPVC double glazed window onto the side elevation, space for coat hanging, lighting and a timber framed single glazed door leading into the;

### Entrance Hallway

Being of a grand size, having lighting, power points, radiator and doors off.

### Cloakroom

Comprising of a low flush W.C., vanity hand-wash basin with a stainless steel mixer tap over, lighting, radiator and a uPVC double glazed obscure window onto the side elevation.

### Lounge

16'11" x 14'3" (5.16 x 4.34)

Being light and airy, having lighting, power points, radiator, T.V. aerial point and a large uPVC double glazed window onto the front elevation.

### Kitchen/Breakfast Room

13'6" x 10'7" (4.11 x 3.23)

Comprising of wall, drawer and base units with a complementary worktop over, integrated double oven with a four ring gas hob above with an extractor fan over, stainless steel sink and a half and drainer with a stainless steel mixer tap over, integrated dishwasher, space for dining, lighting, power points, radiator, uPVC double glazed window onto the side elevation and a uPVC double glazed door giving access to the rear garden.

### Bedroom One

13'6" x 8'7" (4.11 x 2.62)

Having lighting, power points, radiator, telephone point, inbuilt storage cupboard, double glazed sliding patio door giving access to the rear garden and an en-suite off.



### En-suite

9'10" x 4'11" (3.00 x 1.50)

Comprising of a low flush W.C., walk-in shower enclosure with wall mounted shower head, sink with taps over, tiled flooring, tiled walls, lighting, extractor fan, radiator and a uPVC double glazed obscure window onto the rear elevation.



### Bedroom Two

12'11" x 10'5" (3.94 x 3.18 (3.93 x 3.17))

Currently dressed as a dining room / home office, having lighting, power points, radiator and a uPVC double glazed window onto the side elevation.



### Bedroom Three

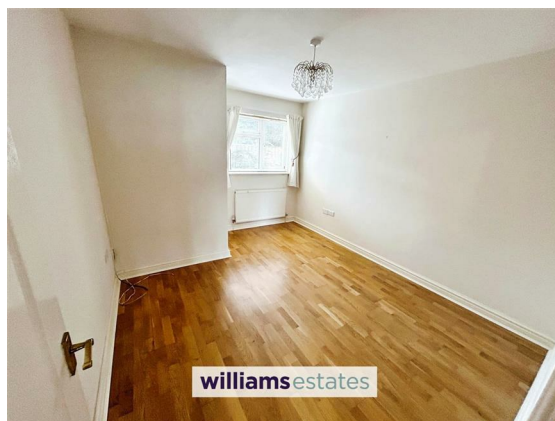
10'9" x 9'5" (3.28 x 2.87)

Having lighting, power points, radiator, fitted wardrobes and a uPVC double glazed window onto the side elevation.

### Bathroom

10'2" x 6'11" (3.10 x 2.11)

Comprising of a low flush W.C., hand-wash basin with taps over, inbuilt cupboard for storage, bath with taps over and a wall mounted shower head, tiled walling, tiled flooring, lighting, radiator, shaver port, extractor fan and a uPVC double glazed obscure window onto the side elevation.



### Integral Garage

17'1" x 8'10" (5.21 x 2.69)

Being a great space for storage, having an up and over door, lighting, power points, space for utility, wall mounted boiler, wall mounted electrics and a uPVC double glazed window onto the side elevation.

### Outside

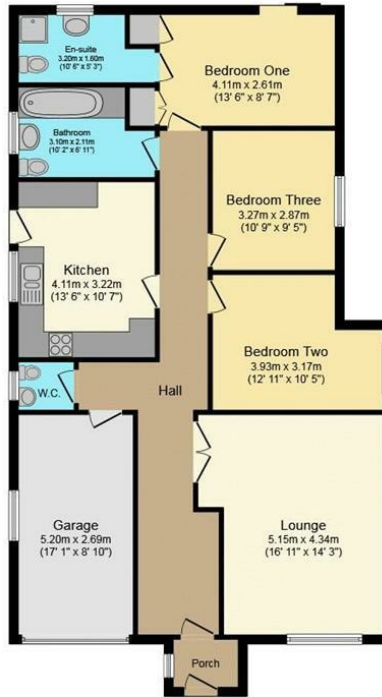
The property is approached via a pathway, with the front garden being of ease and low maintenance and laid to golden gravel. Having mature shrub/plant borders, ample off-road parking and views out towards the hillside.

To the rear, the garden is mainly laid to lawn, enjoying a peaceful and sunny aspect, with access down both side elevations and bound by fencing.

### Directions

Proceed from Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyffryn and next left onto Fforddisa. Continue to the crossroads and turn right onto Ffordd Penrhwyfya, where the property can be found on your right hand side.





### Floor Plan

Floor area 117.3 sq.m. (1,263 sq.ft.) approx

Total floor area 117.3 sq.m. (1,263 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</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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