



**88 Fforddisa, Prestatyn, Denbighshire,
LL19 8EE**

£205,000

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EPC - D64 Council Tax Band - D Tenure - Freehold

Fforddisa, Prestatyn

3 Bedrooms - Bungalow - Detached

Available For Sale is this Three Bedroom Detached Dormer Bungalow situated in a prime spot for all local amenities Prestatyn has to offer, including the thriving high street with many of its local shops and eateries. Benefitting from a spacious accommodation and gardens to the front and rear this property is a MUST VIEW. Along with its spacious accommodation this property is spoilt for potential and is ideal for those looking to relocate to this beautiful seaside town. Being available with vacant possession and no onward chain. EPC Rating - D66.



Accommodation

Access via a uPVC decorative front door with a uPVC double glazed window adjacent, leading into the ;

Entrance Porch

7'10" x 4'5" (2.39 x 1.35)

Having a door providing access into the ;

Hallway

Having lighting, power points, radiator, storage cupboard and doors off ;

Living Room

13'6" x 13'4" (4.11 x 4.06)

Having lighting, power points, radiator, feature gas fire with hearth and surround, a uPVC double glazed bay window to the front and a further uPVC double glazed window to the side.

Kitchen

11'10" x 9'4" (3.61 x 2.84)

Having a range of wall, drawer and base units with complementary worktops over, integral electric oven, four ring gas hob, and stainless steel extractor hood above, void for tall-standing fridge freezer, void and plumbing for washing machine, void and plumbing for dishwasher, void for tumble dryer, Belfast sink with mixer tap over, in-built cupboard housing the Worcester central heating boiler, ample dining space, lighting, power points and a uPVC double glazed window to the side.

Bathroom

7'9" x 6'3" (2.36 x 1.91)

A four piece suite comprising a large bath with mixer tap over, walk-in shower enclosure with wall mounted shower, vanity hand wash basin, low flush WC, wall mounted heated towel rail, lighting and a uPVC double glazed window to the side.

Dining Room

11'10" x 10'10" (3.61 x 3.30)

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



Conservatory

15'11" x 10'7" (4.85 x 3.23)

Being uPVC double glazed and having power points and double patio doors into the rear garden.

Bedroom

13'10" x 10'10" (4.22 x 3.30)

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

Inner Hall/ Snug

9'2" x 7'9" (2.79 x 2.36)

Having lighting, power points, radiator, uPVC double glazed window to the side and a door and stairs off.

Bedroom

7'9" x 7'7" (2.36 x 2.31)

Having lighting, power points and a uPVC double glazed window into the front porch.

First Floor Bedroom

22'6" x 10'2" (6.86 x 3.10)

Having lighting, power points, radiator, into the eaves storage and two velux windows to the side and rear.

Outside

Through the wrought iron gates the property is approached via a concrete laid driveway with a garden area adjacent with bushes providing privacy from the road.

To the rear, the property benefits from fairly sized gardens having ample bushes and shrubs and is primarily laid with paving to allow for ease of maintenance.

Directions

From our Prestatyn office proceed left towards the mini-roundabout turning right onto Ffordd Pendyffryn and immediately turning left onto Fforddisa. Continue along Fforddisa and this property can be found on your right hand side by way of our For Sale board.





Ground Floor Floor area 99.9 sq.m. (1,076 sq.ft.) approx

First Floor Floor area 20.5 sq.m. (221 sq.ft.) approx

Total floor area 120.5 sq.m. (1,297 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) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Call us on
01745 888900

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.