



**64 Ffordd Idwal, Prestatyn,  
Denbighshire, LL19 7JG**

**£269,950**

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**EPC - TBC Council Tax Band - E Tenure - Freehold**

# Ffordd Idwal, Prestatyn

## 4 Bedrooms - House - Terraced

A four bedroom end of terraced family home situated in the popular seaside town of Prestatyn. Set over three floors, the accommodation comprises four bedrooms (one with en-suite), living room, kitchen/diner, W.C. family bathroom and integral garage. Available with no onward chain and benefitting from uPVC double glazing, gas central heating and off-road parking. Having an easy to maintain garden to the rear and access directly onto the seaside promenade. Internal viewing highly recommended.



### Accommodation

Timber framed door leads into

### Entrance Hall

With lighting, power point, radiator, under stair storage, electric storage cupboard, doors off and stairs to first floor landing.

### Integral Garage

16'4" x 8'2" (4.99 x 2.50)

With up and over door, lighting, power points and storage space. Plumbing for washing machine if required.

### Cloakroom

With low flush W.C, washbasin with mixer tap, lighting, radiator and extractor fan.

### Kitchen Diner

18'2" x 16'2" (5.55 x 4.93)

With wall, drawer and base units with worktops over, breakfast bar, lighting, power points, telephone point, one and half stainless steel sink and drainer with mixer tap, four ring gas hob, with stainless steel extractor over, integrated electric double oven, space for dining, radiator, uPVC window to the rear elevation and uPVC patio door giving access to the rear elevation.

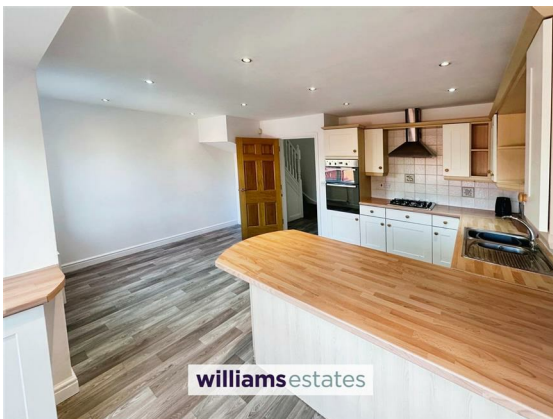
### Stairs/Landing

To the first floor with lighting, power point, radiator, doors off and stairs to the second floor.

### Living Room

16'3" x 13'8" (4.96 x 4.17)

With lighting, power points, radiator, T.V aerial point, fireplace with complementary surrounding hearth, uPVC double glazed window to the rear elevation and uPVC double glazed patio doors opens onto the balcony enjoying views of the sand dunes.



### Bedroom One

14'2" x 10'11" (4.34 x 3.35)

With lighting, power points, radiator, telephone point, fitted wardrobes and two uPVC double glazed windows to the front elevation, enjoying views of the hillside beyond over the rooftops.

### En Suite

9'1" x 3'2" (2.77 x 0.99)

With low flush W.C, wash basin with mixer tap, walk in shower enclosure with wall mounted overhead shower, radiator, lighting and extractor fan.

### Stairs to Second Floor Landing

With two inbuilt storage cupboards, one housing the boiler

### Bedroom Two

16'3" x 9'0" (4.96 x 2.75)

With lighting, power points, radiator and uPVC double glazed window to the front elevation enjoying hillside views over the rooftops.

### Bedroom Three

12'5" x 9'9" (3.81 x 2.98)

With lighting, power points, radiator and uPVC double glazed window to the rear elevation.

### Bedroom Four

8'1" x 7'6" (2.48 x 2.31)

With lighting, power points, radiator, T.V aerial point and uPVC double glazed window to the rear elevation with views towards the North Wales coastline.

### Family Bathroom

9'7" x 6'0" (2.94 x 1.84)

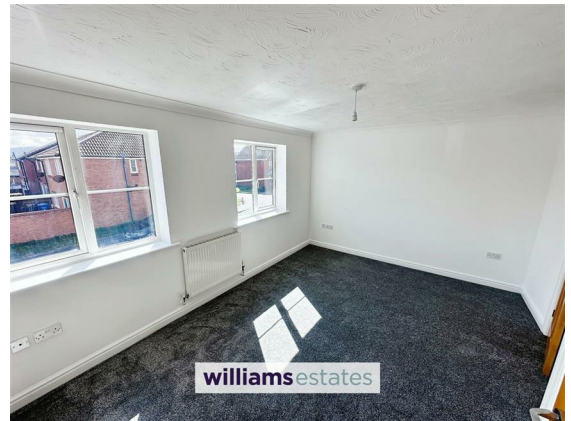
With low flush W.C, wash basin with mixer tap over, bath with wall mounted shower head, inset lighting and extractor fan.

### Outside

The property is approached via a driveway for off road parking for two cars. The rear garden is of low maintenance being mainly paved, with golden gravel and semi circle patio area, bound by timber fencing and timber gate leading onto the rear field and access to the walk way to the sea promenade.

### Directions

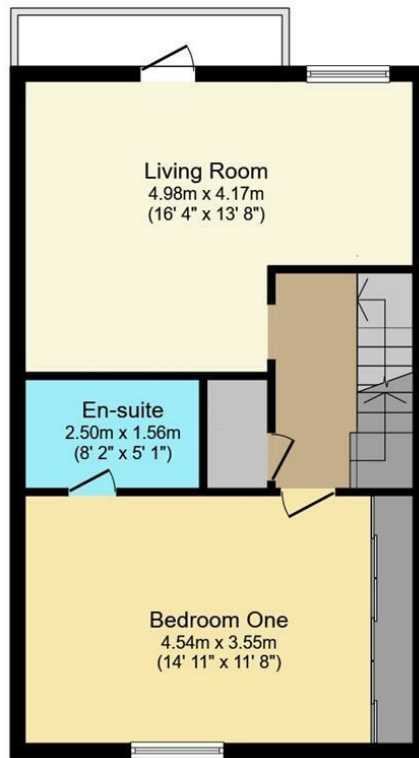
Proceed from the Prestatyn office, right at the mini roundabout onto Ffordd Pendyffryn, proceed over the railway bridge and to the traffic lights. Turn left at the traffic lights onto the main Victoria Road, proceed along Victoria Road and turn right into the Tower Gardens development. At the roundabout turn left onto Rhodfa Wyn and take the first right turn onto Rhodfa Teyrn, at the end of the road, turn right onto Ffordd Idwal,





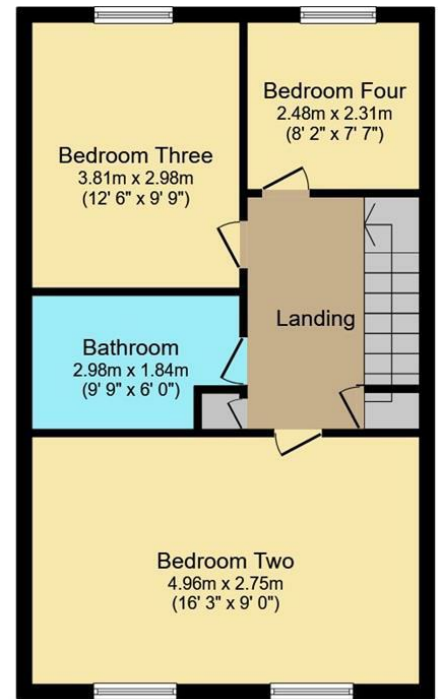
## Ground Floor

Floor area 54.6 m<sup>2</sup> (588 sq.ft.)



## First Floor

Floor area 52.6 m<sup>2</sup> (566 sq.ft.)



## Second Floor

Floor area 52.6 m<sup>2</sup> (566 sq.ft.)

**TOTAL: 159.9 m<sup>2</sup> (1,721 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](http://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>86</b> |
| (69-80) <b>C</b>                            | <b>77</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<br>2002/91/EC |           |

Call us on  
**01745 888900**

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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.

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