



**8 Llys Llydaw, Prestatyn, Denbighshire,
LL19 7PN**

£210,000

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EPC - C75 Council Tax Band - C Tenure - Freehold

Llys Llydaw, Prestatyn

3 Bedrooms - House - Semi-Detached

Available with No Onward Chain and Vacant Possession! Being an ideal first home, family home or investment opportunity, this semi-detached house comprises three bedrooms, newly fitted kitchen/diner, lounge, bathroom, cloakroom and en-suite. Benefits include ample off-road parking, quiet cul-de-sac location, larger than average rear garden enjoying a sunny aspect all afternoon long, uPVC double glazing, gas central heating and being close to all local amenities / short walk to seaside promenade. Internal viewing is advised to not miss this opportunity to acquire!



Accommodation

via a timber framed obscure glazed door, leading into;

Entrance Hallway

Having lighting, wall mounted electrics, radiator, stairs to the first floor landing and door off.

Lounge

18'6" x 11'4" (5.64m x 3.47m)

Having lighting, power points, radiator, telephone point, T.V. aerial point, fireplace with complementary surround and hearth, uPVC double glazed window onto the front elevation and door off into the;

Kitchen/Diner

14'7" x 9'4" (4.47m x 2.86m)

A newly fitted Kitchen, comprising of wall, drawer and base units with a complementary worktop over, integrated electric oven with four ring electric hob and extractor fan above, stainless steel sink and drainer with stainless steel mixer tap over, partially tiled walls, lighting, power points, uPVC double glazed window onto the rear elevation, space for dining, radiator, uPVC double glazed double patio door giving access to the rear garden and cloakroom off.



Cloakroom

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

Stairs to the First Floor Landing

Having lighting, power point, loft access hatch, uPVC double glazed obscure window onto the side elevation, inbuilt cupboard housing the boiler and doors off.

Bedroom One

14'0" x 8'8" (4.27m x 2.65m)

Having lighting, power points, radiator, T.V. aerial point, telephone point, uPVC double glazed window onto the front elevation and en-suite off



En-suite

Comprising a low flush W.C., hand-wash basin with stainless steel mixer tap over, walk-in shower enclosure with a wall mounted shower head, lighting, radiator and an extractor fan.

Bedroom Two

10'4" x 8'9" (3.16m x 2.68m)

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

Bedroom Three

8'6" x 5'9" (2.61m x 1.77m)

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

Family Bathroom

6'10" x 5'5" (2.09m x 1.66m)

Comprising a low flush W.C., bath with mixer tap over, hand-wash basin with a mixer tap over, lighting, radiator, extractor fan and a uPVC double glazed obscure window onto the rear elevation.

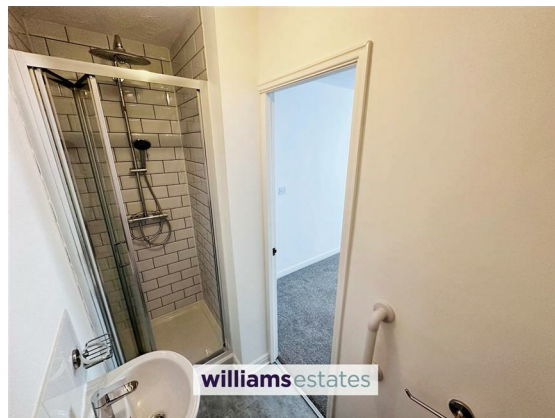
Outside

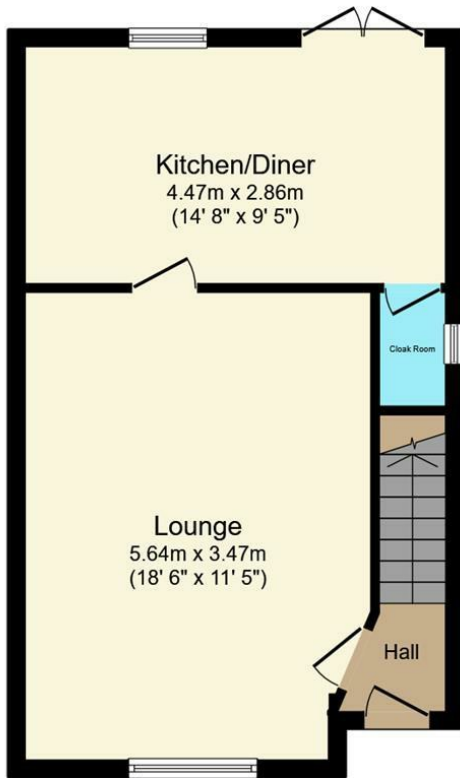
The property is approached via an ease and low maintenance driveway providing ample space for off-road parking. There is a lawned area to the front, with a paved pathway leading to the front door. There is also access to the side via a timber gate to the rear garden.

To the rear, the garden is larger than average, being mainly laid to lawn and bound by timber fencing. The garden enjoys a sunny aspect all day long and is ideal for alfresco dining / entertaining guests. Having space for a timber shed on the paved patio area.

Directions

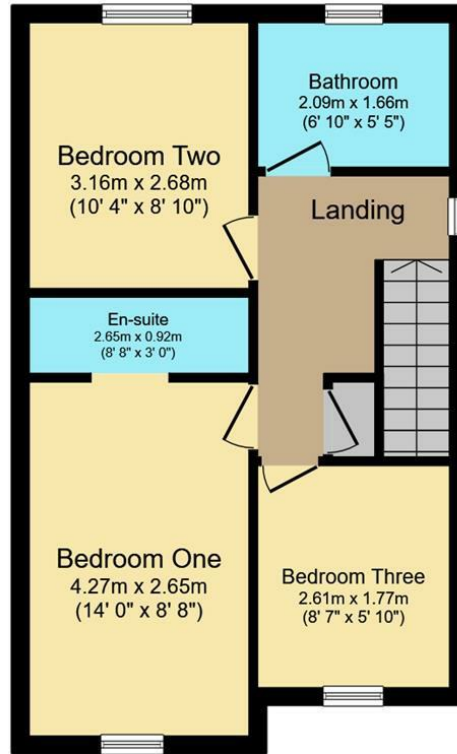
Proceed from the Prestatyn office, right at the mini roundabout onto Ffordd Pendyffryn, proceed over the railway bridge and to the traffic lights. Turn left at the traffic lights onto the main Victoria Road, proceed along Victoria Road and turn right into the Tower Gardens development. At the roundabout turn right onto Ffordd Idwal, continue along and Llys Llydaw can be found on the left hand side, with the property at the top end of the cul-de-sac.





Ground Floor

Floor area 42.7 m² (460 sq.ft.)



First Floor

Floor area 42.1 m² (453 sq.ft.)

TOTAL: 84.8 m² (913 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 | | 89 |
| (81-91) B | 75 | |
| (69-80) C | | |
| (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.

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