

# williams estates



**113 Ffordd Idwal, Prestatyn,  
Denbighshire, LL19 7US**

**£169,950**

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**EPC - C74 Council Tax Band - D Tenure - Leasehold**

# Ffordd Idwal, Prestatyn

## 3 Bedrooms - House - Terraced

A modern three storey town house located in a popular residential area of Prestatyn within easy reach of the local amenities and seaside promenade. The accommodation briefly comprises entrance hallway, ground floor cloakroom, kitchen, living room, three bedrooms, bathroom & Shower room. To the outside an enclosed rear garden with garage and parking. Benefiting from gas central heating and double glazing. Available with no onward chain. Ideal for first time buyers.



### Accommodation

Via a double glazed door allowing access into the entrance hallway.

### Entrance Hallway

Having coved ceiling, radiator, power point, built in storage cupboard, vinyl flooring, stairs off to the first floor landing and doors off.

### Ground Floor Cloakroom

Fitted with a low flush W.C., vanity hand wash basin, radiator, laminate flooring and obscure double glazed window to the front elevation.

### Kitchen

11'11 x 5'11 (3.63m x 1.80m)

Fitted with a range of wall, drawer and base units with worktop surfaces over, sink and drainer with mixer tap over, tiled splash back, built in oven and hob with extractor hood over, void for fridge freezer, void for washing machine, radiator, vinyl flooring, cupboard housing the Ideal central heating boiler and double glazed window overlooking the front elevation.

### Living Room

15'2 max x 12'8 max (4.62m max x 3.86m max )

Having coved ceiling, ample power points, TV aerial point, radiator, fireplace housing an electric fire, laminate flooring, under stairs storage cupboard, double glazed windows overlooking the rear elevation and double glazed double doors allowing access onto the rear garden.

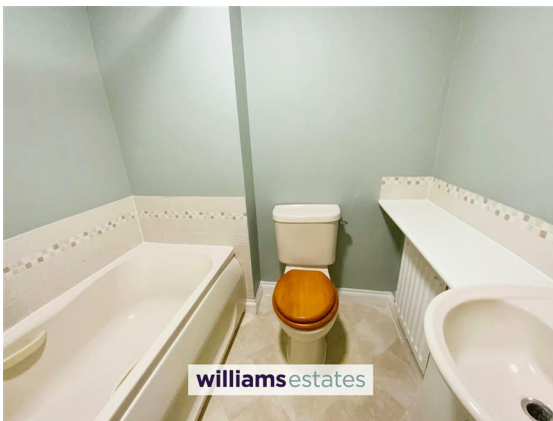
### Stairs Off To The First Landing

Having a turned staircase, radiator, power point and doors off.

### Bedroom One

12'8 max x 10'6 max (3.86m max x 3.20m max)

Having radiator, power points and double glazed window overlooking the rear elevation.



## Bathroom

6'4 x 6'2 (1.93m x 1.88m )

Fitted with a panelled bath with shower over, vanity hand wash basin, low flush W.C., part tiled walls, radiator, extractor fan, vinyl flooring and shaver socket.

## Bedroom Two

12'8 x 10'1 (3.86m x 3.07m)

Having radiator, power points and two double glazed windows overlooking the front elevation.

## Stairs Off To The Second Floor

Having a turned staircase and doors off.

## Shower Room

8'6 x 5'5 (2.59m x 1.65m)

Fitted with a low flush W.C., vanity hand wash basin, shower enclosure with wall mounted shower, radiator, vinyl flooring and velux window.

## Bedroom Three

12'7 x 12'5 (3.84m x 3.78m)

Having two radiators, ample power points, TV aerial point, loft hatch access, double glazed window overlooking the front elevation and door leading to the walk in wardrobe/study.

## Walk In Wardrobe/Study

8'11 x 3'10 (2.72m x 1.17m)

Having radiator, power points and built in airing cupboard.

## Outside

The property is approached via a paved path leading to the front. The enclosed rear garden having a paved patio and gravelled for ease of maintenance and is bound by fencing,

## Garage

17'9 x 8'7 (5.41m x 2.62m )

Having an up and over door, power and lighting and personal door allowing access to the rear garden.

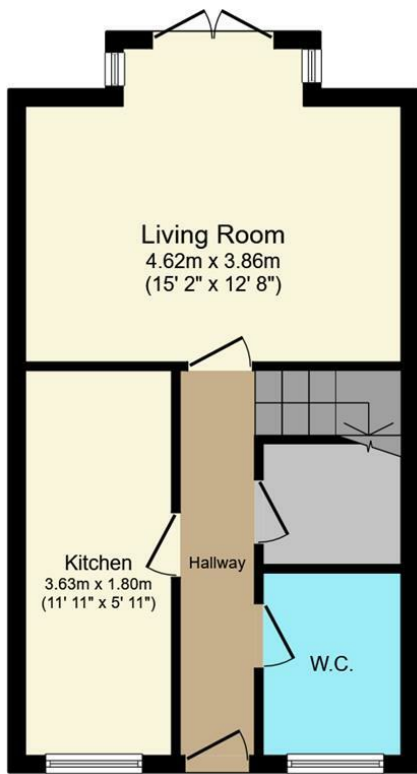
## Directions

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 continue round onto Ffordd Idwal and the property can be found on the left hand side.

## Agents Notes

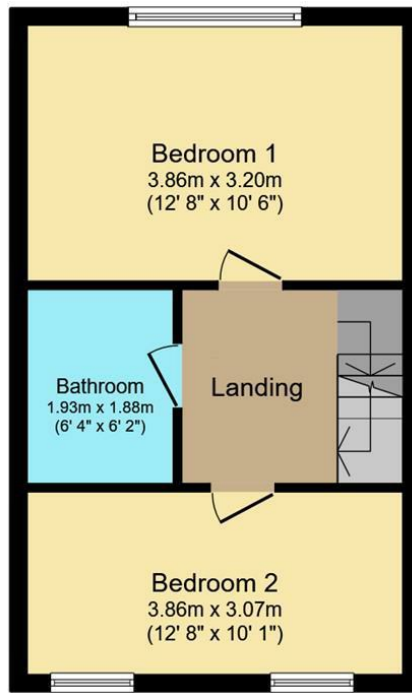
This property is leasehold with a 155 year lease with 133 years remaining. A fee of £120.00 per annum is payable for ground rent.





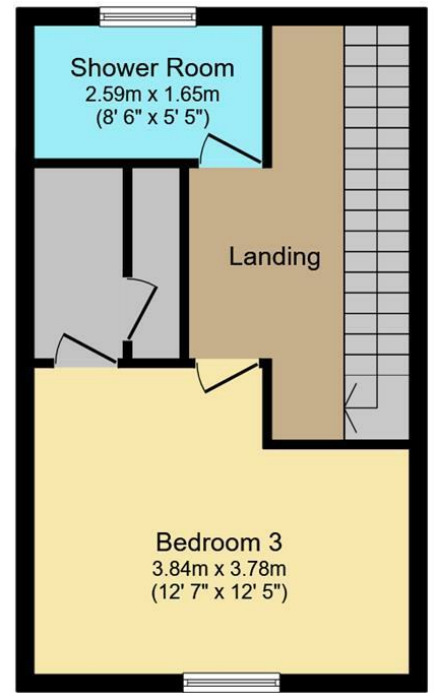
### Ground Floor

Floor area 38.5 m<sup>2</sup> (414 sq.ft.)



### First Floor

Floor area 36.9 m<sup>2</sup> (397 sq.ft.)



### Second Floor

Floor area 36.9 m<sup>2</sup> (397 sq.ft.)

TOTAL: 112.3 m<sup>2</sup> (1,209 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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</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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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.