



**3 Ffordd Maes Yr Haf, Prestatyn,  
Denbighshire, LL19 8YL**

**£175,000**

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**EPC - C75**

**Council Tax Band - C**

**Tenure - Leasehold**



# Ffordd Maes Yr Haf, Prestatyn

## 3 Bedrooms - House - Semi-Detached

A modern semi detached house situated in a popular residential area of Prestatyn and within easy reach of the local amenities. The accommodation briefly comprises of entrance hallway, living room, kitchen, ground floor cloakroom, three bedrooms and bathroom. To the outside gardens to the front and rear together with driveway for off road parking. The property benefits from having gas fired central heating and double glazing. Available with no onward chain.



### Accommodation

Via a double glazed door leading into the entrance hallway.

### Entrance Hallway

Having radiator, power point, stairs off to the first floor landing and door leading into the living room.

### Living Room

14' x 11'08 (4.27m x 3.56m )

Having coved ceiling, radiator, ample power points, TV aerial point, understairs cupboard ideal for storage, double glazed window overlooking the front elevation and opening leading into the kitchen.

### Kitchen

14'11 x 9' (4.55m x 2.74m)

Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, tiled splash back, integrated oven and hob with stainless steel extractor hood over, void for free standing fridge freezer, void for washing machine, wall mounted Worcester gas central heating boiler, radiator, vinyl flooring, double glazed window overlooking the rear elevation, double glazed door allowing access onto the rear garden and door leading into the ground floor cloakroom.



### Ground Floor Cloakroom

Fitted with a low flush W.C., pedestal hand wash basin, radiator, extractor fan and vinyl flooring.

### Stairs Off To The First Floor Landing

Having double glazed window to the side elevation, loft hatch access, power point, built in airing cupboard and doors off.

### Bathroom

6'4 x 5'5 (1.93m x 1.65m )

Fitted with a three piece suite comprising of a low flush W.C., pedestal hand wash basin, panelled bath with shower over, partially tiled walls, radiator, extractor fan and obscure double glazed window to the rear elevation.



### Bedroom One

14'01 max x 8'01 (4.29m max x 2.46m)  
Having power points, radiator, TV aerial point and double glazed window overlooking the front elevation.

### Bedroom Two

11'03 max x 8'02 (3.43m max x 2.49m)  
Having power points, radiator and double glazed window overlooking the rear elevation.

### Bedroom Three

6'5 x 6'1 (1.96m x 1.85m)  
Having radiator, power points and double glazed window overlooking the front elevation.

### Outside

The property is approached via a driveway providing ample off street parking. The garden to the front being laid to lawn with mature hedging. A timer gate allows access to the rear garden. The enclosed rear garden having a paved patio, mainly laid to lawn and bound by fencing and has the added benefit of an outside timber store.

### Directions

Proceed from Prestatyn office to the mini roundabout and turn right then first left onto Fforddisa. At the crossroads bear right onto Ffordd Penrhywlfaf. Continue to the Jolly Sailor and turn left onto Ffordd Pant y Celyn and continue to the T junction turning right and first/second left onto Ffordd Maes y Haf and number three can be seen on the left hand side.

### Agents Notes

Please note that this property is leasehold.  
999 year lease commencing 1st September 2001.  
£75 per annum Ground Rent.

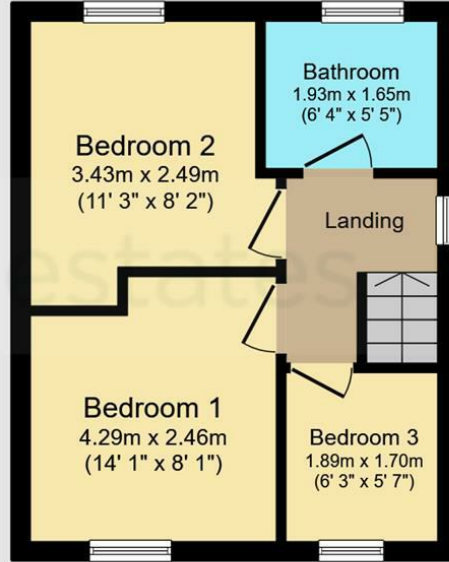
As per 23rd September 2024 the price for purchasing lease will be approx £2910.00.





### Ground Floor

Floor area 32.4 m<sup>2</sup> (348 sq.ft.)



### First Floor

Floor area 26.5 m<sup>2</sup> (285 sq.ft.)

**TOTAL: 58.8 m<sup>2</sup> (633 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>88</b>
(81-91) <b>B</b>	<b>75</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.