



**19 Llandaff Drive, Prestatyn,
Denbighshire, LL19 8AT**

£245,000

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EPC - D64

Council Tax Band - D

Tenure - Freehold

Llandaff Drive, Prestatyn

3 Bedrooms - House - Detached

Being light airy and spacious throughout, this detached family dormer home is not to be missed. Comprising of three good sized bedrooms, lounge, open plan kitchen diner, conservatory and downstairs shower room. Situated on a good sized plot, with the rear garden being larger than average. Benefiting from uPVC double glazing throughout, central heating, ample off road parking, and unspoilt views of Prestatyn hillside and benefitting from no onward chain.



Accommodation

Via a uPVC doubled glazed double patio front doors. Leading into the entrance porch.

Entrance Porch

With a uPVC double glazed window adjacent and a uPVC doubled glazed obscure door leading into entrance hall.

Entrance Hall

Having lighting, radiator, cupboard under the stairs for storage, stairs to the first floor landing and doors off.

Lounge

16'8" x 10'11" (5.1m x 3.34m)
Having lighting, power points, radiator, gas fireplace with complimentary surround and hearth, TV aerial point, uPVC double glazed window onto the front and door off into kitchen/diner.



Kitchen/Diner

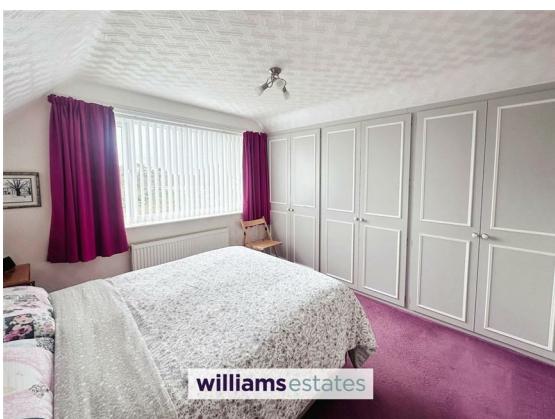
21'9" x 10'11" (6.65m x 3.34m)
Comprising of wall, drawer and base units with a complimentary worktop over, stainless steel sink and a half and drainer with a stainless steel mixer tap over, void for a free standing dishwasher, void for a free standing washing machine, Space for free standing fridge and freezer, integrated electric double oven, uPVC double glazed window onto the rear, lighting, power points, radiator, space for dining, uPVC double glazed window onto the front, uPVC double glazed window onto the side, serving hatch into the third bedroom and a uPVC double glazed patio door giving access to the rear garden.

Bedroom Three

11'6" x 8'9" (3.51m x 2.68m)
Having lighting, powers points, radiator and a uPVC doubled glazed sliding patio door leading into a rear conservatory currently being used as a utility.

Conservatory

8'3" x 5'7" (2.53m x 1.72m)
Space for a free standing tumble dryer, lighting, power points, uPVC doubled glazed units surrounding and a uPVC double glazed patio door giving access onto the decked patio to the rear.



Downstairs Shower Room

9'10" x 4'3" (3.01m x 1.31m)

Comprising of a larger than average walk in shower enclosure with a wall mounted shower head, hand wash basin with stainless steel mixer tap over, low flush W.C., fully tiled walls, two wall mounted heated towel rails, inset lighting, extractor fan and a uPVC obscure window onto the side elevation.

Stairs to First Floor Landing

Having uPVC double glazed window to the side, lighting, power points, loft access hatch, cupboard for storage and doors off.

Bedroom One

10'11" x 10'1" (3.35m x 3.08m)

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

Bedroom Two

12'0" x 10'2" (3.67m x 3.12m)

Having lighting, power points, radiator, eaves access for storage and uPVC double glazed window onto the front enjoying views of the Prestatyn hillside.

Garage

16'0" x 8'0" (4.9m x 2.45m)

Having up and over door to front, wall mounted electrics and gas meter, lighting, power points and great space for storage.

Workshop

12'0" x 7'3" (3.66m x 2.23m)

Having lighting, power and a timber door giving access to the rear garden.

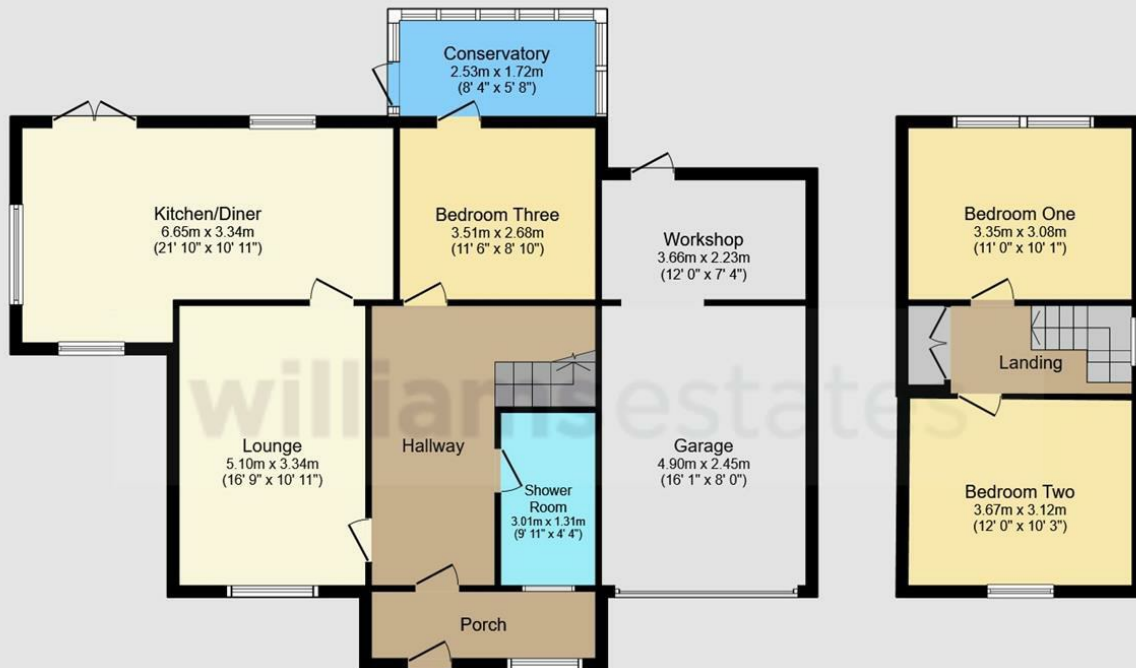
Outside

Property is approached via a driveway providing an ample space for off road parking, leading up to the accommodation being a full ease and of low maintenance front garden. To the rear the garden is much larger than average, enjoying a peaceful and private aspect and a sunny aspect all afternoon. Bound by timber fencing, ample space for an outside workshop, raised decked patio area ideal for alfresco dining, a variety of mature plants and shrubs and a further area with space for a workshop and further space for bin storage.

Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Take the first left turning onto Fforddisa and continue to the crossroads taking the right turning onto Ffordd Penwylfa. Continue along taking the third right onto The Broadway and left onto Llandaff Drive where no 19 can be found on the left hand side.





Ground Floor
Floor area 111.1 m² (1,196 sq.ft.)

First Floor
Floor area 32.8 m² (353 sq.ft.)

TOTAL: 143.9 m² (1,549 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

