



**8 Lon Elan, Prestatyn, Denbighshire,  
LL19 8LP**

**£235,000**

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**EPC - D67**

**Council Tax Band - D**

**Tenure - Freehold**

# Lon Elan, Prestatyn

## 2 Bedrooms - Bungalow - Detached

This delightful two bedroom detached bungalow situated in a quiet peaceful part of Prestatyn is a true gem. Boasting gardens to the front and rear with a beautiful outlook over the neighbouring fields as well as the Clwydian Range and Meliden hillside. This bungalow offers ample off road parking, two good sized double bedrooms, light and airy living room, kitchen, dining room, bathroom and a garage for storage. This property benefits from no onward chain and viewings are highly recommended.



### Accommodation

Via a timber framed obscure glazed door with obscure glazed panelling adjacent, leading into the:

### Entrance Hall

Having lighting, power points, radiator, cupboard for storage which houses the electric meter, loft access hatch and doors off.

### Living Room

18'0" x 10'11" (5.49m x 3.35m )

Having lighting, power points, radiator, electric fireplace, uPVC double glazed window onto the side, large uPVC double glazed window onto the front enjoying views out towards Prestatyn and Meliden hillside, a TV ariel point, telephone point and a door off.



### Dining Room

9'7" x 7'10" (2.93m x 2.39m )

Having lighting, power points, cupboard for storage, wall mounted Worcester boiler and a uPVC double glazed window onto the front elevation.

### Kitchen

10'2" x 9'7" (3.12m x 2.93m )

Comprising of wall, drawer and base units with a work top surface over, four ring gas hob with a stainless steel extractor fan above, recently fitted integrated double electric oven, void for a washing machine, stainless steel sink and drainer with a stainless steel mixer tap over, lighting, power points, radiator, uPVC double glazed window onto the side and a uPVC doubled glazed obscure door giving access to the side elevation.



### Bedroom One

14'4" x 10'4" (4.38m x 3.15 )

Having lighting, power points, radiator, uPVC double glazed window to the side and a large uPVC double glazed window onto the rear enjoying views of the neighbouring fields and beyond.

## Bedroom Two

14'3" x 10'4" (4.36m x 3.15m )

Having lighting, power points radiator, fitted wardrobe for storage and a uPVC double glazed window onto the rear elevation enjoying unspoilt views of the neighbouring fields and beyond.

## Shower Room

7'4" x 5'8" (2.25m x 1.73m )

Comprising of a walk in shower enclosure with a wall mounted electric shower, low flush W.C., hand wash basin with stainless steel taps over, fully tiled walls, lighting radiator, shaver port and a uPVC double glazed obscure window onto the side elevation.

## Outside

The property is approached via a tarmacked driveway providing ample space for off road parking, with the front garden being mainly laid to lawn with a variety of decorative plants and bushes, further access down the side of the property to the accommodation and also access to the rear garden. To the rear the garden enjoys a beautiful outlook over the neighbouring fields and out towards the Clwydian Range and Snowdonia beyond, with views of Meliden hillside and the garden mainly being laid to lawn with a paved patio area ideal for alfresco dining and bound by timber fencing either side.

## Garage

15'10" x 8'10" (4.84m x 2.71m )

Access via an up and over door, having lighting, power points, uPVC double glazed window onto the rear, Space for storage and a timber door giving access to the rear garden.

## Directions

Proceed from our Prestatyn office left to the roundabout taking the second exit off onto Ffordd Pendyffryn. Take the first left turning onto Fforddisa and continue along and turn left onto Ffordd Penrhwylyfa just before the One Stop Shop and continue along and take the first right turning onto Roundwood Avenue. Continue towards the end of the road and turn left onto Lon Elan where the property can be found on your right hand side.





### Floor Plan

Floor area 91.9 m<sup>2</sup> (989 sq.ft.)

TOTAL: 91.9 m<sup>2</sup> (989 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

