



**49 Ffordd Penrhwyfa, Prestatyn,
Denbighshire, LL19 8BP**

£175,000

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EPC - D59 Council Tax Band - D Tenure - Freehold

Ffordd Penrhwyfa, Prestatyn

2 Bedrooms - Bungalow - Detached

A well presented detached bungalow located in a popular residential area of Prestatyn and within easy reach of the local amenities. The property briefly comprises of entrance hallway, good sized living room, modern fitted kitchen, utility room, conservatory, two bedrooms and a shower room. To the outside low maintenance gardens to the front and rear with off street parking. The property benefits from having gas fired central heating and double glazing. Viewing recommended.



Accommodation

Via double glazed door leading into the entrance hallway.

Entrance Hallway

Having lighting, power points, radiator, built cupboard housing the gas central heating boiler, a further airing cupboard ideal for storage, loft hatch access and doors off.

Living Room

20' x 10'10 (6.10m x 3.30m)

Having coved ceiling, ample power points, TV aerial point, two radiators, ornate fireplace housing a gas fire, wall light points, double glazed window overlooking the side elevation and double glazed window overlooking the front elevation.



Shower Room

8'2 x 5'6 (2.49m x 1.68m)

Fitted with a shower enclosure, pedestal hand wash basin, W.C., fully tiled walls, extractor fan, heated towel rail and obscure window to the side elevation.

Bedroom Two

8'3 x 8'0 (2.51m x 2.44m)

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

Bedroom One

12'3 x 9'9 (3.73m x 2.97m)

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

Kitchen

12'10 x 7'4 (3.91m x 2.24m)

Fitted with a range of modern wall, drawer and base units with worktop surface over, stainless steel sink and drainer with mixer tap, built in oven and four ring gas hob with extractor hood over, vinyl flooring, double glazed window to the side elevation, single glazed window and timber glazed door leading into the utility room.



Utility Room

9' x 5'7 (2.74m x 1.70m)

Having worktop surface, plumbing for automatic washing machine, power points, tiled flooring, double glazed sliding patio doors allowing access onto the rear garden and opening leading into the conservatory.

Conservatory

10'9 x 9'10 (3.28m x 3.00m)

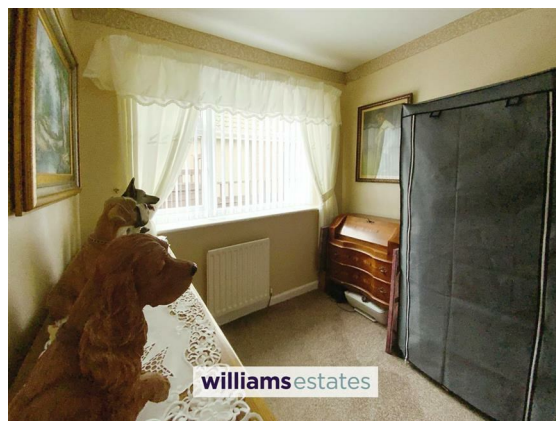
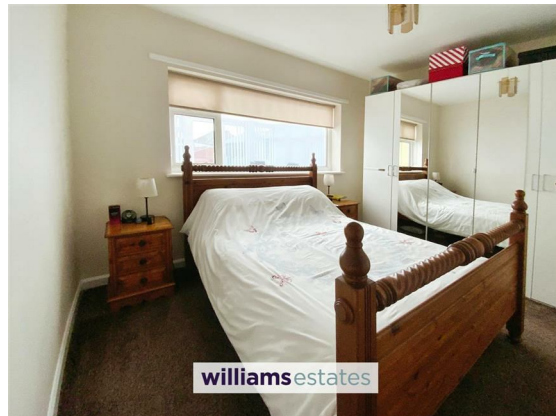
Having power points, radiator, double glazed windows surrounding and double glazed door allowing access onto the rear garden.

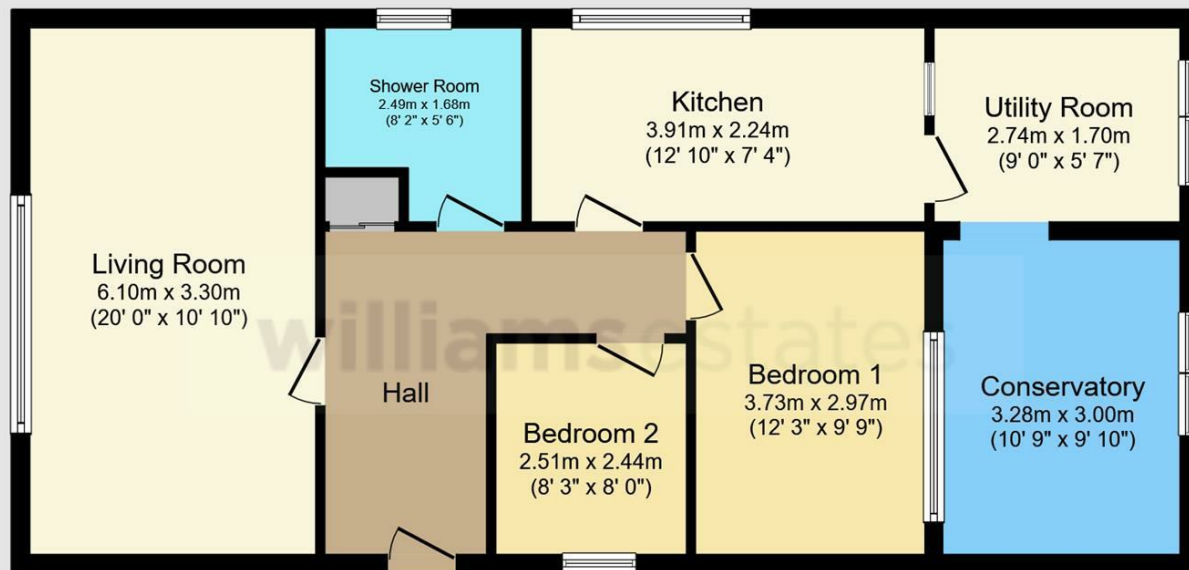
Outside

The property is approached via a driveway providing off street parking. The garden to the front being landscaped for ease of maintenance. Wrought iron gates allows access to the side leading to the concrete ramp and front door also leads to the rear garden. The enclosed rear garden having a paved patio area, decorative gravel and stone centre piece, raised flower beds, bound be fencing and has the added benefit of having an outside timber store.

Directions

Proceed from Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyffryn and next left onto Fforddisa. Continue to the crossroads and turn right onto Ffordd Penrhwyfya, where the property can be found on your right hand side.





Floor Plan

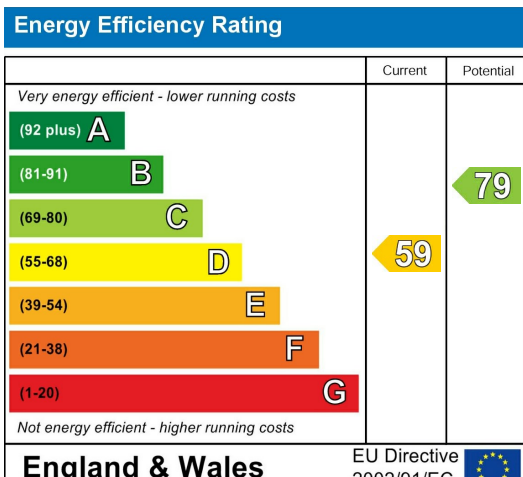
Floor area 80.5 m² (866 sq.ft.)

TOTAL: 80.5 m² (866 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

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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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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