



**161 Fforddisa, Prestatyn, Denbighshire,
LL19 8EA**

£220,000



EPC - D66 Council Tax Band - C Tenure - Freehold

Fforddisa, Prestatyn

3 Bedrooms - Bungalow - Semi Detached

A linked detached bungalow located in a popular residential area of Prestatyn and within easy access to the local amenities. The accommodation briefly comprises of entrance hallway, living room, fitted kitchen, W.C., bathroom, two bedrooms to the ground floor and bedroom to the first floor with walk in wardrobe and office / nursery. To the outside gardens to the front and rear with garage and driveway for off street parking. Available with no onward chain.



Accommodation

Via a uPVC double glazed decorative door leading into the entrance hallway.

Entrance Hallway

Having lighting, power points, radiator, doors off and stairs off to the first floor.

Living Room

14'2" x 13'7" (4.34 x 4.15)

Having lighting, power points, radiator, telephone point, open reach fibre point, TV aerial point, gas fire place with complimentary surround and hearth and a uPVC double glazed bay window overlooking the front elevation.

Kitchen

10'10" x 10'5" (3.31 x 3.18)

Comprising of wall, drawer and base units with worktop surface over, integrated double oven with four ring gas hob and stainless steel extractor above, stainless sink and drainer with stainless mixer tap, wall mounted boiler, void for dishwasher or washing machine, partially tiled walls, lighting, power points, uPVC double glazed window to the side elevation and uPVC obscure double glazed door giving access to the rear garden.

W.C.

4'11" x 2'7" (1.52 x 0.80)

Having lighting, low flush W.C., partially tiled walls and a uPVC double glazed obscure window to the side.

Bathroom

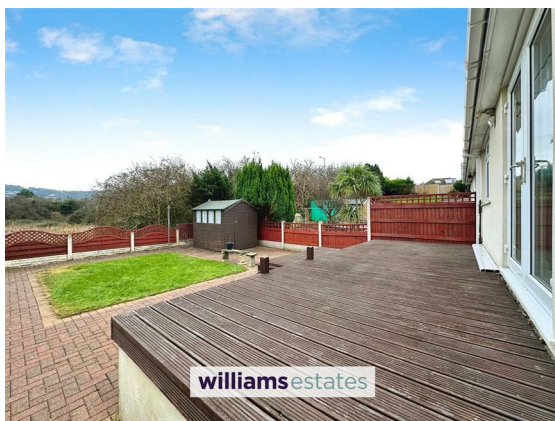
9'9" x 6'4" (2.98 x 1.95)

Comprising of a bath with stainless steel taps over and a wall mounted shower head, vanity hand wash basin with stainless steel taps over, fully tiled walls, lighting, radiator / heated towel rail and a uPVC double glazed obscure window to the side elevation.

Bedroom Two

12'8" x 10'10" (3.88 x 3.31)

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



Bedroom Three

12'5" x 10'11" (3.81 x 3.35)

Having lighting, power points, radiator and uPVC double glazed patio doors giving access onto the rear garden.

Stairs To The First Floor

Having a turned staircase leading into bedroom one.

Bedroom One

21'9" x 16'4" max (6.63 x 4.99 max)

Having lighting, power points, radiator, eaves access for storage, uPVC double glazed windows to the front and rear elevation with views of the hillside to the rear.

Walk In Wardrobe

Having lighting, power points and clothing rails for storage.

Office / Nursery

Having lighting, power points, timber framed double glazed velux window. This room would be a good space for multiple uses.

Outside

The property is approached via a brick blocked paved driveway providing ample space for off road parking with the front garden being mainly laid to lawn with access to the integral garage. The garden to the rear is of ease of low maintenance being brick paved with a raised decked area ideal for outdoor dining enjoying unspoilt views of the open fields towards the hillside with a sunny aspect, lawned area and is bound by timber fencing with a timber gate allowing access to the side and front of property. The property has the benefit of having an outside water supply.

Garage

12'2" x 8'0" (3.73 x 2.46)

Access via double timber doors to the front and having lighting, power and an ideal space for storage.

Direction

Proceed from the Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Take the first left turning onto Fforddisa and proceed over the railway bridge and proceed along where this property can be found on the left hand side.

Loft Storage Space

The loft storage area is a practical and efficient space that has been partially boarded to maximise storage potential, it also has lighting making it easy to navigate and find items stored away. Access to this loft is conveniently provided through a door located in the bedroom.

Agency Notes

Boiler is 5 years old, just had a recent service and is located in the kitchen.





Ground Floor
 Floor area 90.9 sq.m. (978 sq.ft.)

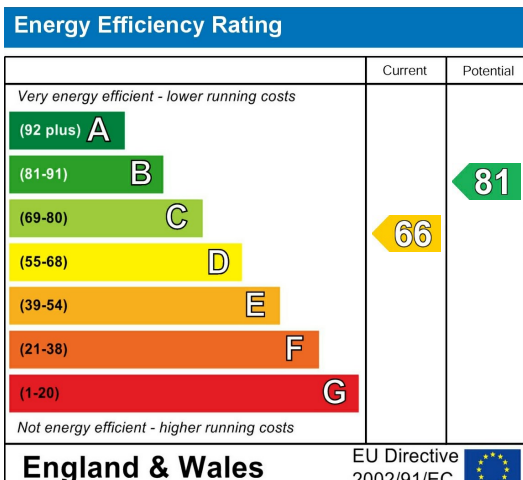
First Floor
 Floor area 49.8 sq.m. (536 sq.ft.)

TOTAL: 140.6 sq.m. (1,514 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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