



**12 Lon Delyn, Prestatyn, Denbighshire,
LL19 9LW**

£185,000

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EPC - C72 Council Tax Band - C Tenure - Freehold

Lon Delyn, Prestatyn

3 Bedrooms - House - Semi-Detached

A modern semi detached house in a popular residential area of Prestatyn situated in a cul-de-sac within walking distance to all local amenities, local school bus and train stations. The accommodation briefly comprises of entrance hallway, living room, kitchen diner, three bedrooms, en-suite shower room and family bathroom. Gardens to the front and rear with driveway for off street parking. Available with no onward chain. Currently being renovated.



Accommodation

via a uPVC door, leading into the;

Entrance Hall

Having lighting, power point, radiator, stairs to the first floor landing and door off.

Lounge

15'3" x 11'5" (4.66m x 3.49m)

Having lighting, power points, radiator, T.V. aerial point, uPVC double glazed window onto the front, cupboard under the stairs housing the electrics and boiler and door into the kitchen/diner.

Kitchen/Diner

14'8" x 9'4" (4.48m x 2.86m)

Comprising of wall, drawer and base units, sink and drainer with tap over, integrated oven with hob and extractor fan above, lighting, power points, radiator, space for a freestanding fridge/freezer, uPVC double glazed window onto the rear and a door giving access to the rear garden.

Stairs to the First Floor Landing

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

Bedroom One

11'3" x 8'8" (3.45m x 2.66m)

Having lighting, power points, radiator, uPVC double glazed window onto the front and an en-suite off.

En-suite

8'8" x 3'2" (2.65m x 0.99m)

Comprising low flush w.c., walk-in shower enclosure with wall mounted shower head, hand-wash basin with tap over, radiator and lighting.

Bedroom Two

10'5" x 8'8" (3.20m x 2.66m)

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



Bedroom Three

7'10" x 5'8" (2.41m x 1.75m)

Having lighting, power points, radiator and a uPVC double glazed window onto the front elevation.

Outside

The property is approached via a pathway leading up to the accommodation with ample space for parking via the driveway to the side leading then to the rear garden. The front garden is mainly laid to lawn.

To the rear the garden is paved for ease and low maintenance enjoying a sunny aspect and bound by timber fencing.

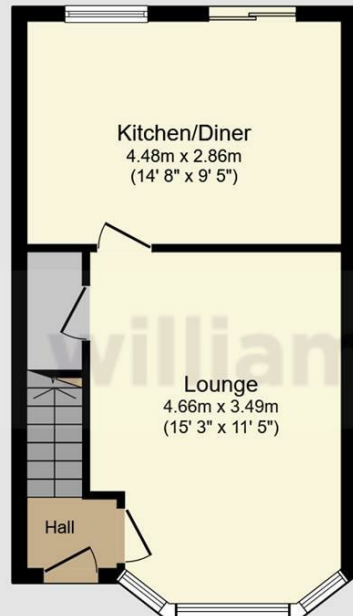
Directions

Proceed right from Prestatyn office and proceed onto Gronant Road and continue past Prestatyn Tennis Courts taking the next left onto Mostyn Avenue. At the crossroads proceed straight over to the T junction and turn left to enter Ffordd Parc Bodnant. Carry the road to the end and veer left and take the second right turning onto Lon Delyn where the property can be seen at the top of the cul-de-sac by way of a for sale board.

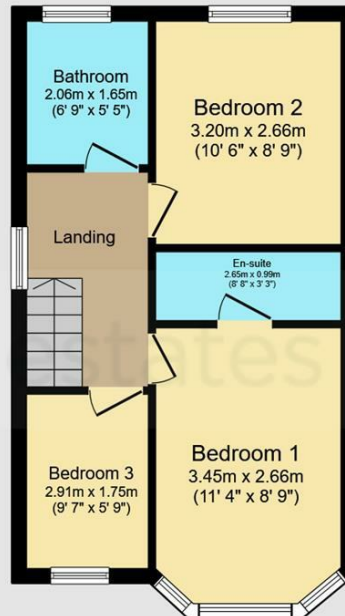
Agents Notes

There are no internal photographs as the property is currently being renovated by the present owner.





Ground Floor
Floor area 36.6 m² (394 sq.ft.)



First Floor
Floor area 36.4 m² (392 sq.ft.)

TOTAL: 73.0 m² (786 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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