



**45 Ffordd Pant Y Celyn, Prestatyn,
Denbighshire, LL19 8YE**

£142,500

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EPC - C71 Council Tax Band - B Tenure -

Ffordd Pant Y Celyn, Prestatyn

2 Bedrooms - House - Terraced

A well presented end of terrace house located in a popular residential area of Prestatyn and within easy access to local amenities, schools and bus routes. The accommodation briefly comprises of entrance hallway, living room, kitchen diner, two double bedrooms and bathroom. Outside having small garden to the front with a good sized enclosed rear garden enjoying a sunny aspect. Viewing highly recommended.



Accommodation

Via a double glazed door leading into the entrance hallway.

Entrance Hallway

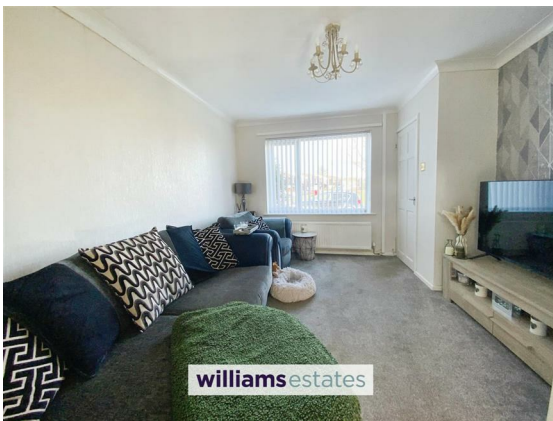
Having lighting, power point, electric meter cupboard, radiator, stairs off to the first floor landing and door off leading into the living room.

Living Room

13'3 x 10'9 max (4.04m x 3.28m max)
Having coved ceiling, lighting, power points, TV aerial point, radiator, double glazed window overlooking the front elevation and door leading into the kitchen diner.

Kitchen Diner

14' x 7'10 (4.27m x 2.39m)
Fitted with a range of wall, drawer and base units with complementary worktop surfaces over, stainless steel sink and drainer with mixer tap over, built in oven and four ring gas hob with extractor hood above, tiled walls, void for washing machine, void for fridge freezer, vinyl flooring, radiator, under stairs storage cupboard, double glazed window overlooking the rear elevation and double glazed patio doors allowing access onto the rear garden.



Stairs Off To The First Floor Landing

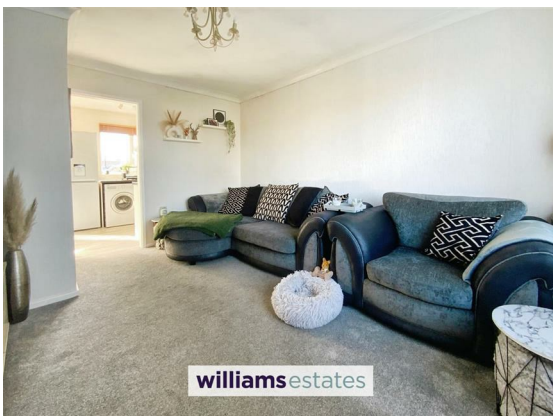
Having a turned staircase, power point, lighting, loft hatch access, built in airing and doors off.

Bedroom One

12'01 to the wardrobes x 8'2 (3.68m to the wardrobes x 2.49m)
Having lighting, ample power points, radiator and two double glazed windows overlooking the rear elevation enjoying distant views of Prestatyn Hillside.

Bathroom

6'1 x 5'3 (1.85m x 1.60m)
Fitted with white three piece suite comprising of panelled bath with wall mounted shower, pedestal hand wash basin, low flush W.C., radiator, vinyl flooring, tiled walls and obscure double glazed window.



Bedroom Two

14'1 x 6'10 (4.29m x 2.08m)

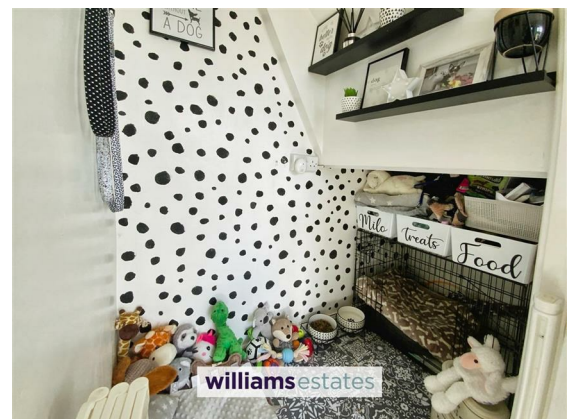
Having lighting, power points, radiator and double glazed window overlooking the front elevation.

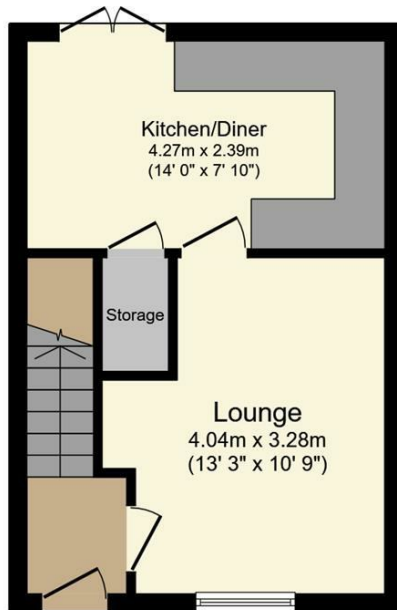
Outside

The property is approached via a path leading to the front. The garden to the front being laid to lawn. The enclosed rear garden having a paved patio and paved path leading to the rear timber gates, having a decked area, artificial grass and is bound by timber fencing.

Directions

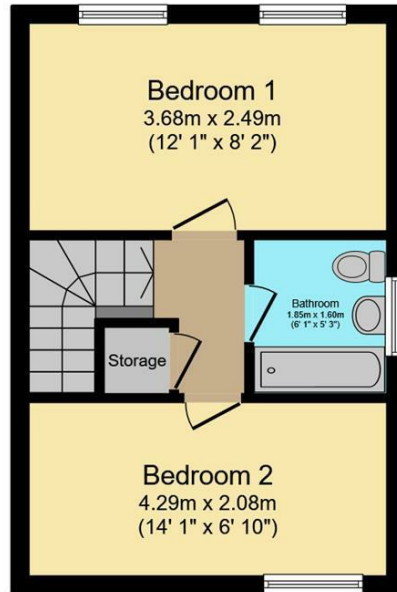
Proceed from Prestatyn along Ffordisa onto Ffordd Penwylfa. Continue to the Jolly Sailor public house on the left hand side. Turn left on Ffordd Pant Y Celyn and the number 45 can be found on the left hand side.





Ground Floor

Floor area 28.4 m² (306 sq.ft.)



First Floor

Floor area 28.3 m² (305 sq.ft.)

TOTAL: 56.7 m² (610 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		88
(81-91) B		
(69-80) C	71	
(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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