



**29 Llys Bran, Prestatyn, Denbighshire,  
LL19 7JB**

**£210,000**

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**EPC - C73    Council Tax Band - C    Tenure - Freehold**



# Llys Bran, Prestatyn

## 3 Bedrooms - House - Semi-Detached

This immaculately presented three-bedroom semi-detached family home features a newly fitted kitchen and a low-maintenance garden, making it perfect for modern living. Conveniently located close to all local amenities and just a short walk to the beach, this property offers both comfort and accessibility. With a driveway for off street parking this property is highly recommended for anyone seeking a perfect family home.



### Accommodation

Via a uPVC front door giving access to the:

### Entrance Hallway

3'0" x 7'1" (0.93m x 2.18m)

Having a uPVC double glazed window, radiator, lighting, power, laminate flooring and doors off.

### Cloakroom

2'9" x 6'5" (0.85m x 1.97m)

Comprising of a low flush W.C., radiator, lighting, vanity hand wash basin sat on a granite worktop with a stainless steel mixer tap over, stone back splash and a uPVC double glazed window onto the front elevation.

### Living Room

14'6" x 15'8" (4.43m x 4.78m)

Having lighting, power points, radiators, uPVC double glazed window onto the front elevation, BT point, TV aerial, wall mounted electric fire, stairs up to the first floor landing and door off.

### Kitchen / Diner

14'6" x 8'3" (4.43m x 2.53m )

Comprising of wall, drawer and base units with complimentary granite worktop over, stainless steel sink and drainer with mixer tap over, lighting, power points, radiator, integrated washing machine, integrated fridge freezer, built in oven with a four ring gas hob over and a stainless steel Samsung extractor fan over, space for dining, under stair storage cupboard, feature stone walling, uPVC double glazed window onto the rear elevation and a uPVC double glazed French doors giving access to the conservatory.

### Conservatory

9'3" x 13'10" (2.83m x 4.23m)

Having a fan ceiling light, stone tiled flooring, power points, uPVC double glazed obscure windows to the side and uPVC double glazed windows to the front and side as well as a uPVC double glazed French doors giving access to the rear garden.



### Upstairs Landing

Having lighting, power points, loft access hatch, uPVC double glazed window onto the side elevation and doors off.

### Bathroom

6'0" x 5'5" (1.85m x 1.66m)

Comprising of a low flush W.C., bath with taps over, wall mounted electric shower with glass shower screen, pedestal sink with taps over, wall mounted vanity mirror, wall mounted heated towel rail, lighting, uPVC double glazed window onto the rear elevation, fully tiled walls and tiled flooring.

### Bedroom One

8'5" x 10'8" (2.57m x 3.26m)

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

### Bedroom Two

13'3" x 8'4" (4.06m x 2.56m )

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

### Bedroom Three

5'10" x 7'3" (1.78m x 2.21m )

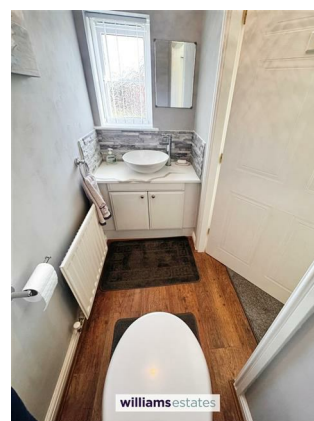
Having lighting, power points, radiator, uPVC double glazed window onto the front elevation and a storage cupboard housing the boiler and having shelving being ideal for storage.

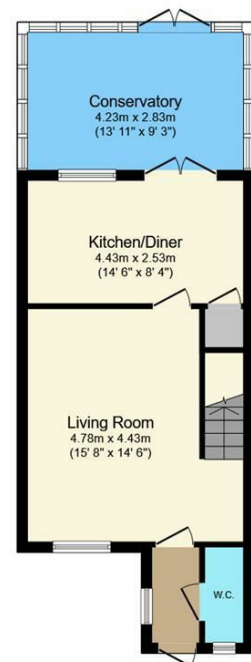
### Outside

The garden is primarily covered in gravel, offering a low-maintenance yet stylish outdoor space. It features a good-sized decking area that's perfect for soaking up the sun and enjoying those warm days. Got storage needs, there's a shed that provides ample space, along with wooden planters that add a touch of greenery, additionally, a timber lean-to is set up for convenient storage, including a designated area for bins, all securely sealed off with timber gates each end. This layout creates a functional and inviting garden with a relaxing atmosphere.

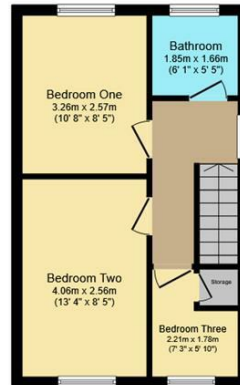
### Directions

Proceed from our Prestatyn Office to the mini roundabout opposite Aldi and continue down the hill, over the railway bridge and to the traffic lights. Turn left at these crossroads onto Victoria Road (the coast road) and the entrance to Tower Gardens can be seen on the right hand side before reaching the Ffrith festival gardens. Turn into the development and then turn right at the mini roundabout which leads into Ffordd Idwal. Take the second right into Llys Bran.





**Ground Floor**  
Floor area 50.1 sq.m. (540 sq.ft.)



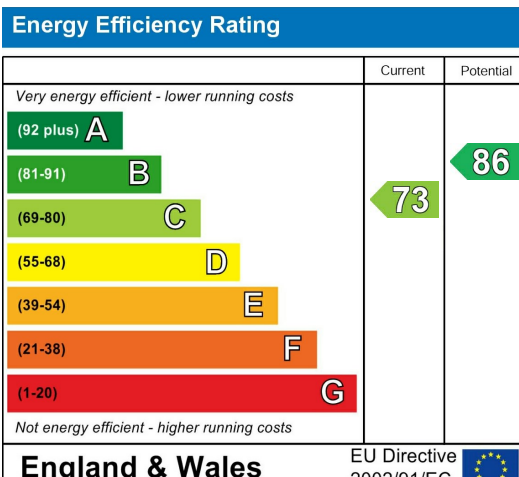
**First Floor**  
Floor area 32.8 sq.m. (353 sq.ft.)

Total floor area: 83.0 sq.m. (893 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](http://www.Propertybox.io)

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Call us on  
01745 888900

[Prestatyn@williamsestates.com](mailto:Prestatyn@williamsestates.com)

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