



**3 Ffordd Penrhwyfa, Prestatyn,
Denbighshire, LL19 8AD**

OFFERS OVER £319,000



EPC - null Council Tax Band - D Tenure - Freehold

Ffordd Penrhwyfa, Prestatyn

4 Bedrooms - House - Detached

A beautifully presented detached house located within easy access to all local amenities, seaside promenade and town centre. Modern decor throughout making this a ready to move in property. The accommodation briefly comprises of entrance hallway, open plan living room and kitchen, dining area/orangery, shower room, two ground floor bedrooms, one having a dressing area. To the first floor two bedrooms and a family bathroom. Outside providing ample off road parking and an enclosed rear garden being low maintenance and ideal for outside entertaining with a seating area offering a private setting. Viewing highly recommended to fully appreciate what the property has to offer.



Accommodation

Via a modern composite door with obscure glazed panelling leading into the entrance hallway.

Entrance Hallway

Is of a really good size having built in storage cupboard, lighting, radiator, power points, cupboard under the stairs ideal for storage, stairs off to the first floor landing and doors off.

Kitchen & Living Area

21'6" x 11'7" (6.57 x 3.54)

Comprising of wall, drawer and base units with complementary worktop surfaces over, sink and drainer with mixer tap over, dishwasher, integrated double oven, four ring induction hob with extractor fan above, integrated fridge, integrated freezer, central island with hand wash basin. The living area having lighting, ample power points, radiator, modern wall mounted radiator and a uPVC double glazed window onto the rear elevation with opening off leading into the dining area.



Dining Area/Orangery

11'5" x 8'7" (3.50 x 2.64)

An excellent space for dining having inset spot lighting, glazed anthracite window to the rear and anthracite bifold doors giving access to the rear decked area.

Shower Room

5'7" x 5'2" (1.71 x 1.59)

Comprising of low flush W.C., walk in shower enclosure with wall mounted shower head and telephonic shower head, vanity hand wash basin with stainless steel mixer tap over, inset spot lighting, wall mounted heated towel rail and a uPVC double glazed window onto the side elevation.

Bedroom Three

13'11" x 11'9" (4.25 x 3.60)

Having lighting, ample power points, radiator, uPVC double glazed window onto the front elevation and opening off into the dressing room.

Dressing Room

6'10" x 3'10" (2.09 x 1.19)

Space for hanging clothes and ideal for shoe storage and dressing area, inset spot lighting with uPVC double glazed window onto the front elevation.



Bedroom Four

12'0" x 7'9" (3.67 x 2.38)

Having lighting, ample power points, radiator, loft access hatch, a uPVC double glazed window onto the side elevation and a uPVC double glazed obscure door giving access to the side patio area.

Stairs Off To The First Floor

Having a turned staircase leading up to the first floor having lighting, power points, radiator, Velux window to the side, loft access hatch, cupboard housing the central heating boiler and doors off.

Bedroom One

16'9" x 11'3" (5.11 x 3.43)

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

Bedroom Two

16'11" x 11'11" (5.17 x 3.64)

Having lighting, power points, radiator, fitted wardrobes ideal for storage and a uPVC double glazed window onto the front elevation enjoying views out towards the Clwydian Snowdia Range.

Bathroom

9'7" x 6'2" (2.94 x 1.89)

Comprising of low flush W.C., hand wash basin with stainless steel mixer tap over, free standing bath with telescopic shower head and mixer tap, wall mounted heated towel rail, fully tiled walls and a Velux window onto the side elevation.

Outside

The property is approached via a resin driveway providing ample off road parking and further development to the garden if need be to turn into a lawned area or store area. To the side there is a lean to store area ideal area for drying clothes and ideal for storage with timber gate giving access back out to the front. The garden to the rear is of ease and low maintenance and offers a private sunny aspect with a raised border which is laid to slate and has a variety of plotted plants and a further outside seating area ideal for sun bathing and al fresco dining or just simply entertaining guests.

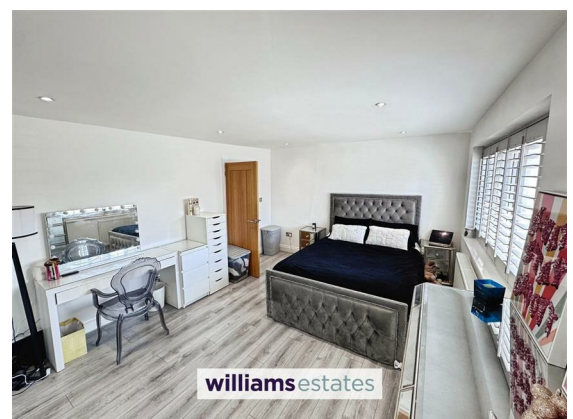
Garden Room/Games Room

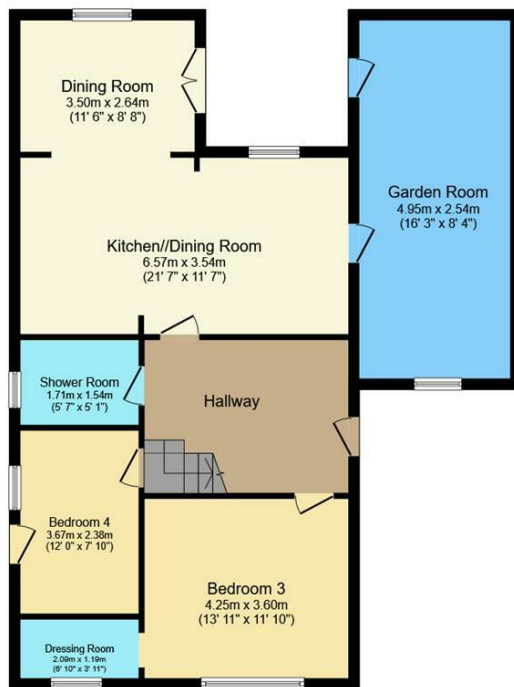
26'0" x 8'3" (7.95 x 2.54)

Accessed via the rear decked area having a sliding anthracite door ideal for an outside bar or potential use for conversion with lighting, power points and anthracite window to the front.

Directions

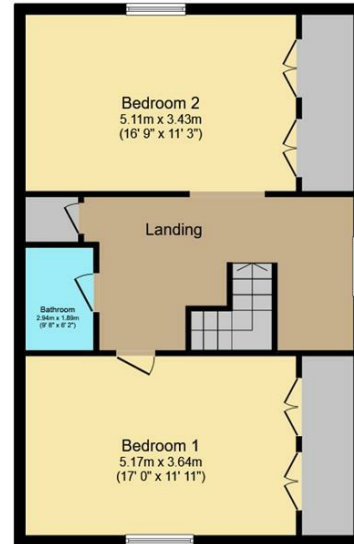
Proceed from Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyffryn and next left onto Fforddisa. Continue to the crossroads and turn right onto Ffordd Penrhwyfa, continue along over the small roundabout and before the railway bridge turn left where the property can be found on the right hand side.





Ground Floor

Floor area 100.6 sq.m. (1,083 sq.ft.)



First Floor

Floor area 68.4 sq.m. (736 sq.ft.)

Total floor area: 169.0 sq.m. (1,819 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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