



**5 Min Y Morfa, Prestatyn, Denbighshire,
LL19 7RN**

£175,000

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EPC - C69 Council Tax Band - C Tenure - Freehold

Min Y Morfa, Prestatyn

3 Bedrooms - House - Semi-Detached

A three bedroom semi detached house in a prime location within walking distance of the town centre, local schools, bus and train stations and sea promenade. The accommodation briefly comprises of entrance hallway, two reception rooms, kitchen, three bedrooms and family bathroom. Outside having ample off road parking with detached garage and gardens to the front and rear. The property benefits from having gas fired central heating and double glazing and is available with no onward chain.



Accommodation

Via a double glazed door leading into the entrance hallway.

Entrance Hall

Having oak flooring, radiator, power point, stairs off to the first floor landing and double timber doors leading into the living room.

Living Room

13'8" x 12'6" (4.17 x 3.81)

Having lighting, power points, radiator, TV aerial point, wooden fireplace with stone inset and granite effect hearth, under stairs storage cupboard, double glazed bay window overlooking the front elevation and door leading into the dining room.



Dining Room

10'4" x 8'0" (3.15 x 2.44)

Having lighting, power points, radiator, double glazed window overlooking the rear elevation and door leading into the kitchen.

Kitchen

10'3" x 7'0" (3.12 x 2.13)

Fitted with a range of wall, drawer and base units with worktops surfaces over, void for slot in cooker with extractor hood over, wall mounted combination boiler, power points, void for washing machine and dishwasher, stainless steel sink and drainer with mixer tap, tiled splashbacks, vinyl flooring, double glazed window to the side elevation and double glazed door allowing access onto the rear garden.

Stairs Off To The First Floor Landing

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

Bedroom One

14'10" x 8'6" (4.52 x 2.59)

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



Bedroom Two

11'7" maximum x 9'0" (3.53 maximum x 2.74)
Having lighting, power points, radiator and double glazed window overlooking the rear elevation.

Bedroom Three

9'7 x 6'09 (2.92m x 2.06m)
Having lighting, power points, radiator, built in storage cupboard and double glazed window overlooking the front elevation.

Bathroom

6'1 x 6'1 (1.85m x 1.85m)
Fitted with a pedestal hand wash basin with stainless steel mixer tap over, low flush W.C., panelled bath with wall mounted shower, partially tiled walls, radiator, extractor fan and obscure double glazed window to the rear elevation.

Outside

The property is approached by a driveway offering ample off street parking with the front garden being laid to lawn with stocked borders. The driveway leads to the side of the property to a detached garage with double timber doors, lighting, personal door and window to the side. A timber gate from the drive leads to the rear garden offering a raised bed, laid to lawn, decked area to the rear of the garden and is bound by walling.

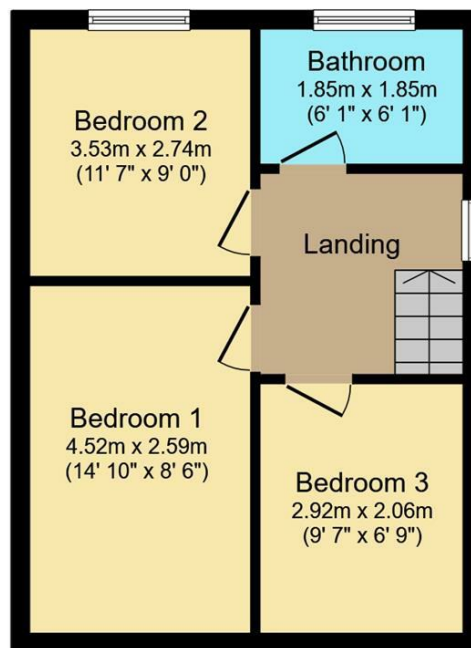
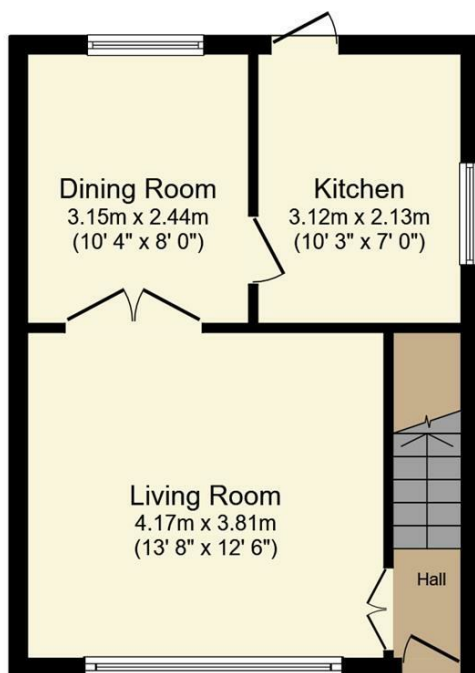
Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Continue along passing the bus station on the left and on the top of the railway bridge turn left onto Sandy Lane. Continue along and before the bend turn left onto Glan y Gors. Take the first right turning onto Pen Ty Wyn and continue turning next left onto Min y Morfa. No 5 can be seen on the left

Additional Information

The loft is fully boarded and has power points , a light and built in loft ladder.



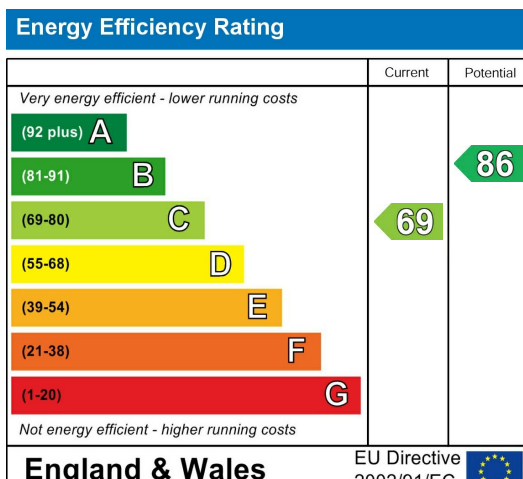


Total floor area: 71.6 sq.m. (771 sq.ft.)

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.



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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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