



**28 Lon Islwyn, Prestatyn, Denbighshire,
LL19 8HQ**

£135,000

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EPC - C71 Council Tax Band - B Tenure - Freehold

Lon Islwyn, Prestatyn

2 Bedrooms - Bungalow - Semi Detached

Located in a quiet and sought-after location, this well-presented two-bedroom semi-detached bungalow features a spacious lounge, two bedrooms, and a functional kitchen and bathroom. Outside, the home benefits from well-maintained gardens to the front and rear, perfect for outdoor relaxation, along with a private driveway providing off-road parking. Conveniently situated close to all local amenities. Viewings are highly recommended.



Accommodation

Via a uPVC double glazed obscure door leading into:

Entrance Hall

Having lighting, radiator, a cupboard housing the electric and gas meter, loft access hatch and door off leading into:

Bathroom

Comprising of low flush W.C., hand wash basin with stainless steel mixer taps over, bath with stainless steel mixer taps and shower head over, partially tiled walls, radiator, and a uPVC double glazed obscure window onto the side.

Bedroom One

10'2" x 10'9" (3.1m x 3.3)

Having lighting, power points, radiator, storage cupboard/wardrobe and a uPV double glazed window onto the front.

Lounge

17'10" x 10'4" (5.44 x 3.15)

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

Bedroom Two

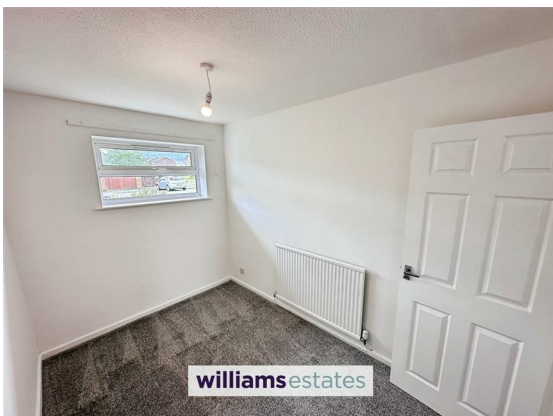
10'10" x 7'6" (3.30 x 2.29)

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

Kitchen

8'7" x 7'4" (2.62 x 2.24)

Comprising of wall drawer and base units with worktops over, single sink with drainer, void for cooker, void for fridge freezer, void for washing machine, wall mounted boiler, lighting, power points, a uPVC double glazed window onto the rear and a uPVC double glazed obscure door giving access into the rear garden.



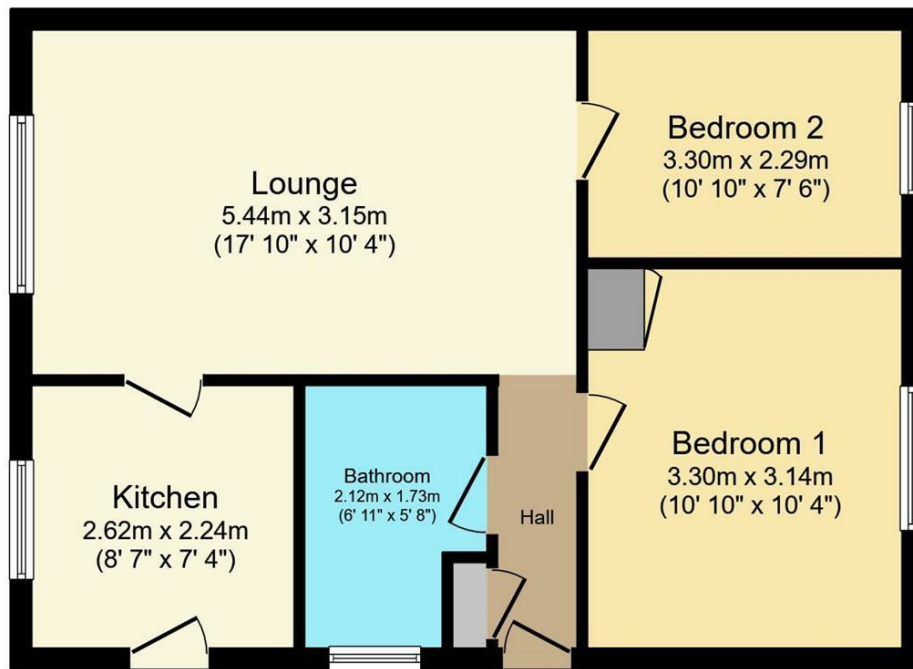
Outside

To the front, the property is mainly laid to lawn and is approached via a block paved driveway providing space for off road parking leading to a wooden gate giving you access to the rear garden. The rear garden is mainly laid to lawn with a slabbed patio area, a wooden shed ideal for storage, an outside tap and bound by timber fences.

Directions

Proceed left from our Prestatyn office to the roundabout and take the second exit off onto Ffordd Pendyffryn. Take the first left turning onto Fforddisa and continue along to the crossroads. Turn right onto Ffordd Penwylfa and proceed along, turning left onto Ffordd Pant y Celyn with the Jolly Sailer Public House on the left. Take the first left turning onto Lon Islwyn and keep bearing left, and the property can be found at the top of the cul de sac on the right hand side.





Floor Plan

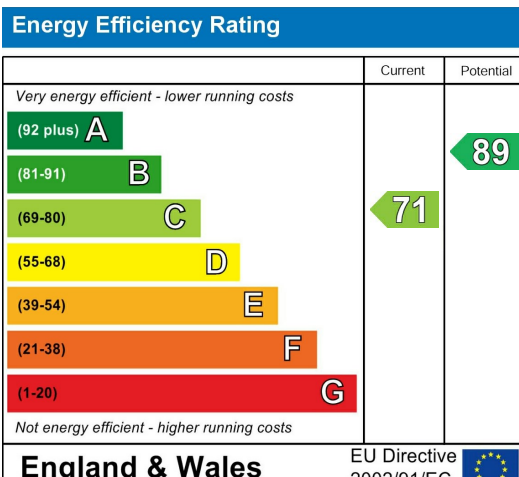
Floor area 53.5 sq.m. (576 sq.ft.)

Total floor area: 53.5 sq.m. (576 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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