



**93 Ffordd Penrhwyfa, Prestatyn,
Denbighshire, LL19 8BP**

£130,000



EPC - D67 Council Tax Band - B Tenure - Freehold

Ffordd Penrhwylyfa, Prestatyn

1 Bedrooms - Bungalow - Semi Detached

A one bedroom semi-detached bungalow located in a prime location in Prestatyn. The property offers off-road parking and features low-maintenance gardens to the front and rear. In need of modernisation, it is ideal for first-time buyers, applicants looking to downsize, or investors looking to add to their portfolio. With its potential and prime location, this property is not to be missed. Available with no onward chain and vacant possession.



Accommodation

Via a uPVC double glazed decorative door leading into the entrance hallway.

Entrance Hallway

Having lighting, loft hatch access, store cupboard housing the electrics and doors off.

Kitchen Diner

14'6" x 7'2" (4.42 x 2.20)

Fitted with a range of wall, drawer and base units with worktops over, space for under the counter appliances, integrated oven with four ring gas hob, stainless steel sink and drainer with stainless steel mixer tap above, wall mounted boiler, partially tiled walls, space for dining, lighting, power points, radiator, uPVC double glazed sliding patio door allowing access to the front garden and open archway leading into the lounge.



Living Room

13'6" x 11'0" (4.14 x 3.37)

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

Bedroom

12'8" x 11'3" (3.87 x 3.43)

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

Bathroom

6'1" x 5'5" (1.87 x 1.67)

Fitted with a low flush W.C., hand wash basin with taps over, bath with taps over, lighting, radiator and uPVC double glazed obscure window to the side elevation.



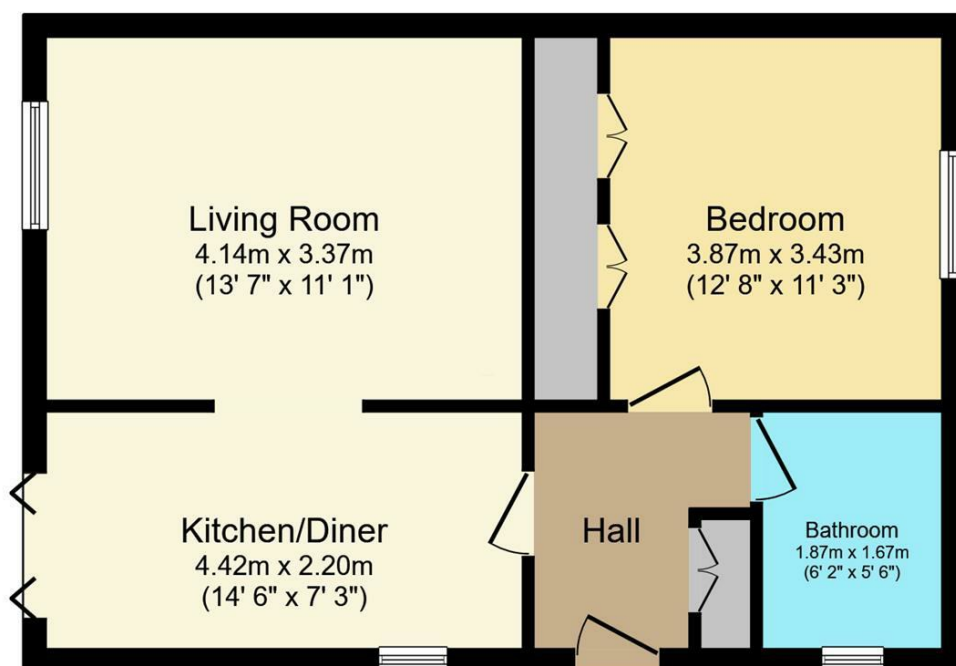
Outside

The property is approached via a concrete driveway providing space for off road parking leading up to a gate giving access into the rear. The front is mainly laid to lawn and bound by timber fencing. The rear is of ease and low maintenance, having a slabbed patio area, laid to lawn and bound by timber fences.

Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Penddyfryn. Take the first left turning onto Fforddisa and continue to the crossroads, turn right onto Ffordd Penrhwylyfa, and the property can be found on the right hand side.





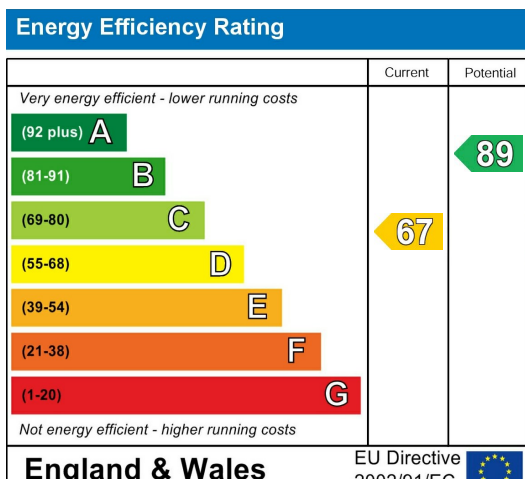
Floor Plan
Floor area 47.1 sq.m. (507 sq.ft.)

Total floor area: 47.1 sq.m. (507 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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