



67 Llandaff Drive, Prestatyn, LL19 8TU

£179,950

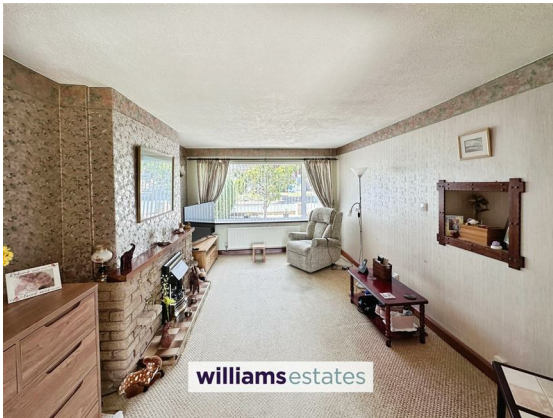


EPC - 0 Council Tax Band - C Tenure - Freehold

Llandaff Drive, Prestatyn

3 Bedrooms - House

A spacious semi detached house is located in a popular residential area of Prestatyn and has easy access to local amenities. The accommodation briefly comprises an entrance porch, entrance hallway, ground floor cloakroom, living room & dining room, kitchen, three bedrooms and a family bathroom. Outside, having a low maintenance front garden with driveway providing ample off road parking and garage and a good sized enclosed rear garden with views towards the hillside.



Accommodation

Via a uPVC double glazed sliding door, leading into the;

Entrance Porch

Having an obscure glazed door with obscure glazed panelling, leading into the;

Entrance Hallway

Being of a good size, having lighting, radiator, power point, telephone point, wall mounted Worcester central heating boiler, cupboard under the stairs for storage, stairs to first floor landing and doors off.

Cloakroom

6'0" x 2'7" (1.85m x 0.81m)

Comprising low flush W.C., hand-wash basin with stainless steel taps over, lighting and a uPVC double glazed obscure window onto the side elevation.

Kitchen

11'6" x 9'2" (3.51m x 2.80m)

Comprising of wall, drawer and base units with worktop surfaces over, void for a freestanding cooker, void for washing machine, void for a freestanding fridge/freezer, sink and drainer with stainless steel mixer tap over, lighting, power points, uPVC double glazed window onto the rear elevation and open archway into the;



Dining Room

10'11" x 9'2" (3.34m x 2.81m)

Having lighting, power points, radiator, uPVC double glazed sliding patio door onto the rear elevation and an open archway into the living room

Living Room

15'6" x 10'11" (4.74m x 3.33m)

Having lighting, power points, radiator, electric fireplace with complementary surround and hearth, telephone point and a large uPVC double glazed window onto the front elevation.

Stairs to the First Floor Landing

Having lighting, loft access hatch and doors off.



Bedroom One

10'11" x 10'6" (3.35m x 3.22m)

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

Bedroom Two

10'10" x 9'0" (3.32m x 2.75m)

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

Bedroom Three

9'3" x 7'5" (2.83m x 2.28m)

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

Bathroom

9'0" x 6'1" (2.76m x 1.87m)

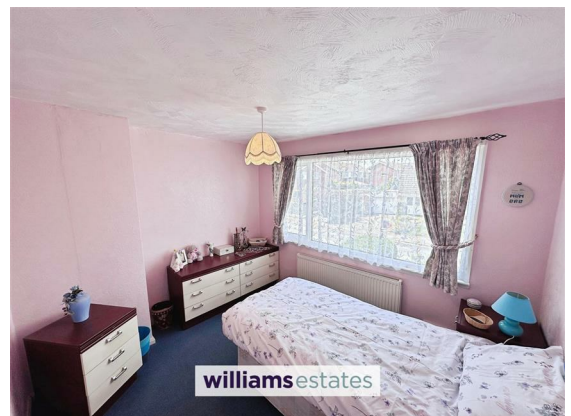
Comprising low flush W.C., bath with stainless steel mixer tap over and telescopic shower head, hand-wash basin with stainless steel taps over, lighting, radiator, eaves access for storage and a uPVC double glazed obscure window onto the side elevation.

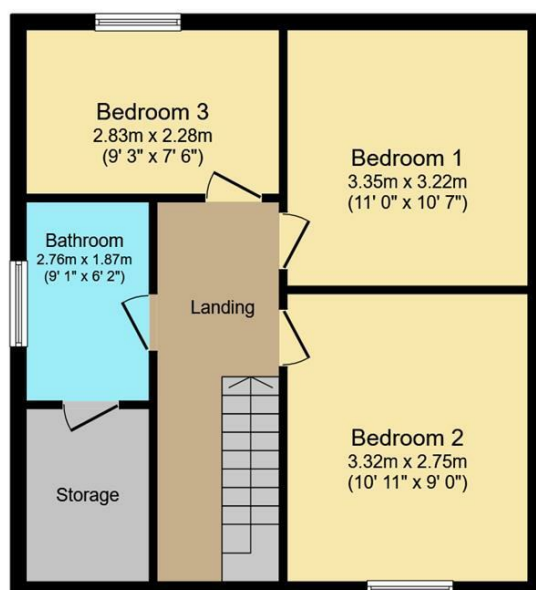
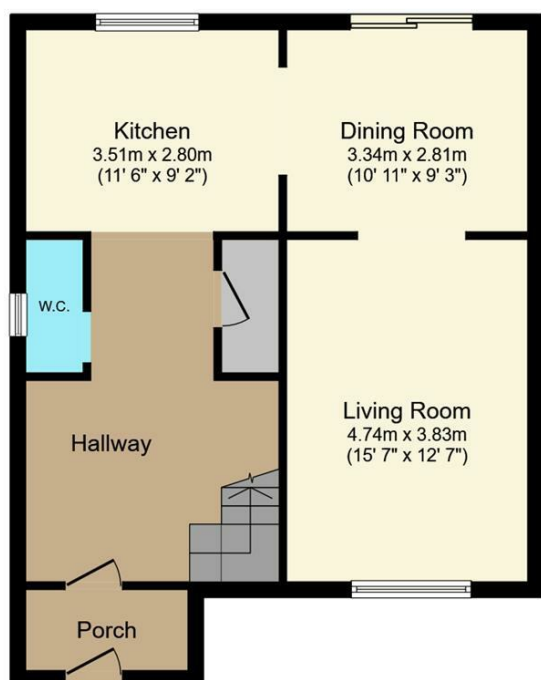
Outside

The property is approached via a paved driveway providing ample off road parking. The garden to the front being landscaped for ease of maintenance. The driveway leads to a covered carport and detached garage. A timber gate allows access to the enclosed rear garden. The rear garden has a paved patio, mainly laid to lawn and is bound by fencing and has the added benefit of having a greenhouse.

Directions

Proceed from the Prestatyn office to the mini roundabout. Turn right onto Ffordd Pendyffryn and then immediately left onto Fforddisa. Continue along to the crossroads, turning right onto Ffordd Penrhywlf. Continue on this road and then turn right onto Llandaff Drive.





Total floor area: 108.9 sq.m. (1,173 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.

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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