



**28 Clos St. Ffransis, Prestatyn,  
Denbighshire, LL19 8AQ**

**£325,000**

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**EPC - C80    Council Tax Band - E    Tenure - Freehold**



# Clos St. Ffransis, Prestatyn

## 4 Bedrooms - House - Detached

A well presented four bedroom detached family home situated on a sought after development in Prestatyn. Comprising four bedrooms, living room, dining room, kitchen/breakfast room, utility area and bathroom. Benefitting from easy to maintain gardens, garage for storage, ample off-road parking, close to local amenities and within walking distance to local schools. Internal viewing is highly recommended to fully appreciate.



### Accommodation

Via a uPVC double glazed obscure door with matching side panel leading into the entrance hallway.

### Entrance Hallway

16'1 x 6'01 (4.90m x 1.85m)

Having lighting, power points, stairs off to the first floor landing and doors off.

### Ground Floor Cloakroom

5'8 x 2'11 (1.73m x 0.89m)

Comprising of low flush W.C., hand wash basin, radiator and lighting.

### Dining Room

10'9 x 8'9 (3.28m x 2.67m )

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

### Living Room

15'4 x 12'7 (4.67m x 3.84m)

Having lighting, power points, radiator, T.V. aerial point, wall mounted electric fire and a uPVC double glazed patio doors allowing access onto the rear garden.

### Kitchen

16'6 x 8'9 (5.03m x 2.67m)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, stainless steel sink and drainer with stainless steel mixer tap over, inbuilt double oven with five ring induction hob and stainless steel extractor fan above, integral fridge, integral freezer, integral dishwasher, void for tumble dryer, breakfast bar, lighting, power points, radiator, storage cupboard and a uPVC double glazed window overlooking the rear elevation.

### Utility Area

Fitted with wall and base units with worktops over, stainless steel sink and drainer with stainless steel mixer tap above, void for washing machine, lighting, power points and a uPVC double glazed door to the side giving access to the rear garden.

### Stair Off To The First Floor Landing

Having lighting, power points, loft access hatch, storage cupboard housing the hot water cylinder and doors off.



### Bedroom One

13'4 x 13'1 (4.06m x 3.99m )

Having lighting, power points, radiator, inbuilt cupboard, uPVC double glazed window onto the front elevation and door leading into the en-suite shower room.

### En-Suite

8'4 x 3'3 (2.54m x 0.99m )

Fitted with a low flush W.C., vanity hand wash basin, shower enclosure, part tiled walls and a uPVC double glazed obscure window onto the side elevation.

### Bedroom Two

10'10'x 8'11 (3.30m'x 2.72m)

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

### Bedroom Three

11'1 x 8'4 (3.38m x 2.54m )

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

### Bedroom Four

10'1 x 9'0 (3.07m x 2.74m)

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

### Bathroom

7'9 x 6'7 (2.36m x 2.01m )

Fitted with a low flush W.C., vanity hand wash basin, bath with wall mounted shower, partially tiled walls, wall mounted heated towel rail, lighting, shaver socket and a uPVC double glazed obscure window onto the rear elevation.

### Outside

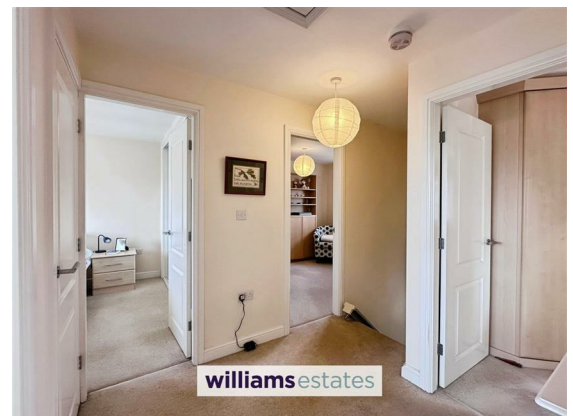
The property is approached via a concrete driveway providing off road parking. The garden to the front is laid to lawn. A timber gate allows access into the rear garden. The rear garden enjoys a sunny aspect being mainly laid to lawn, having a paved patio area ideal for al fresco dining with a variety of shrubs and bushes and orchard area and is bound by fencing.

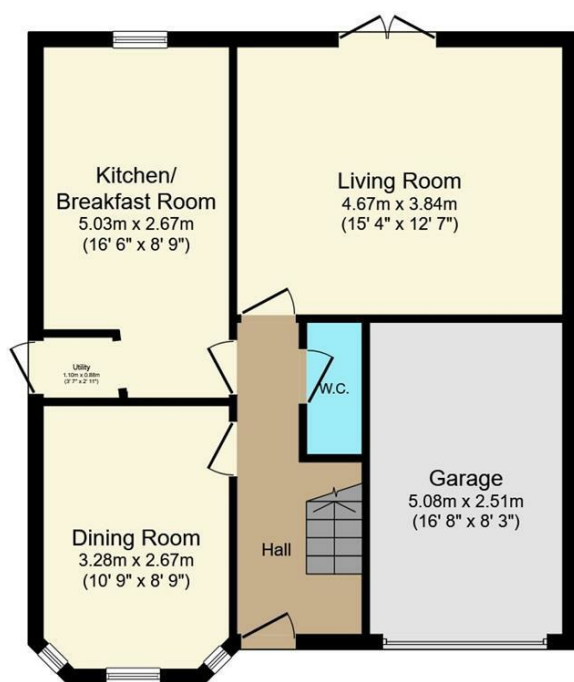
### Directions

From the Prestatyn office proceed to the mini round about turn right on to Ffordd Pendyffryn, left onto Fforddisa, follow the road along and take the third left onto Lon Goed, then the first left onto Clos St. Francis.

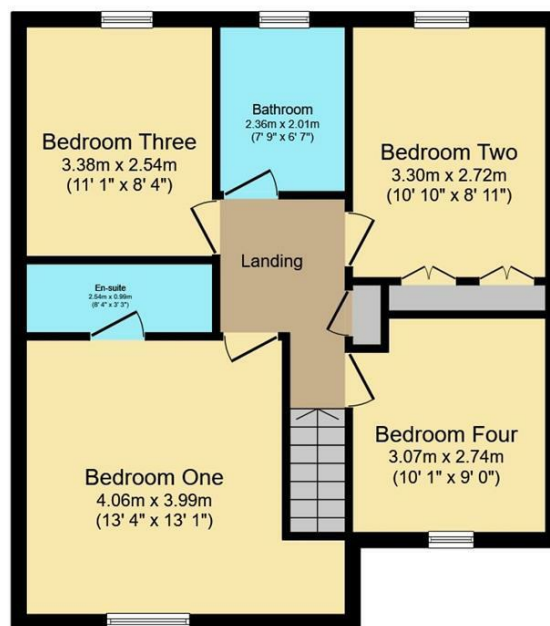
### Additional Notes

The property benefits from solar panels and the property also houses a battery for the solar panels. New boiler was fitted late 2024





**Ground Floor**  
 Floor area 63.7 sq.m. (685 sq.ft.)



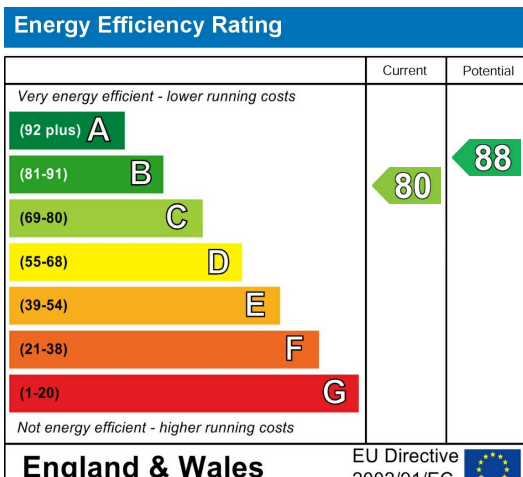
**First Floor**  
 Floor area 59.2 sq.m. (637 sq.ft.)

Total floor area: 122.9 sq.m. (1,323 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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