

**6 Llys Llydaw, Prestatyn, Denbighshire,
LL19 7PN**

£210,000

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EPC - C70 Council Tax Band - C Tenure - Freehold

Llys Llydaw, Prestatyn

3 Bedrooms - House - Semi-Detached

A modern semi detached house located in a popular residential area of Prestatyn and within easy access to all local amenities. The accommodation briefly comprises an entrance hallway, living room, modern fitted kitchen diner, ground floor W.C., three bedrooms, one with en-suite shower room and family bathroom. Outside offering ample off road parking and a good sized enclosed south facing rear garden enjoying a sunny aspect. Viewing highly recommended.



Accommodation

Via a double glazed door leading into the entrance hallway.

Entrance Hallway

Having lighting, power point, a radiator, stairs off to the first floor landing, and door leading into the living room.

Living Room

17'11 x 11'6 (5.46m x 3.51m)

Having coved ceiling, lighting, power points, TV aerial point, double glazed window overlooking the front elevation and door leading into the kitchen diner.

Kitchen Diner

14'8 x 9'4 (4.47m x 2.84m)

Fitted with a range of modern wall, drawer and base units with complimentary worktop surfaces over, sink and drainer with mixer tap over, built in oven and hob with extractor hood above, tiled splash back, integrated dishwasher, void for washing machine, void for fridge freezer, tiled flooring, space for dining, double glazed window overlooking the rear elevation and double glazed sliding patio doors allowing access onto the rear garden.

Ground Floor W.C.

Fitted with a vanity W.C., vanity hand wash basin, tiled flooring and double glazed obscure window onto the side elevation.

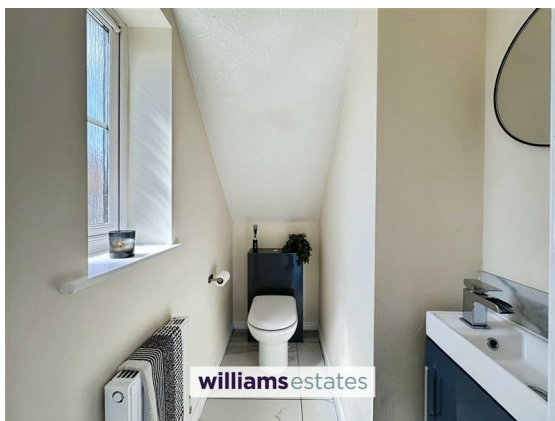
Stairs Off To The First Floor Landing

Having a double glazed window onto the side elevation, loft hatch access, built in airing cupboard housing the gas central heating boiler and door off.

Bedroom One

13'2 x 8'8 (4.01m x 2.64m)

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



En-Suite Shower Room

Fitted with a low flush W.C., vanity hand wash basin, shower enclosure with wall mounted shower, radiator, extractor fan and tiled flooring.

Bedroom Two

10'3 x 7'9 (3.12m x 2.36m)

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

Bedroom Three

8'4 x 5'10 (2.54m x 1.78m)

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

Bathroom

6'10 x 5'6 (2.08m x 1.68m)

Fitted with a white panelled bath with shower over, low flush W.C., vanity hand wash basin, radiator, partially tiled walls, tiled flooring, extractor fan and double glazed obscure window.

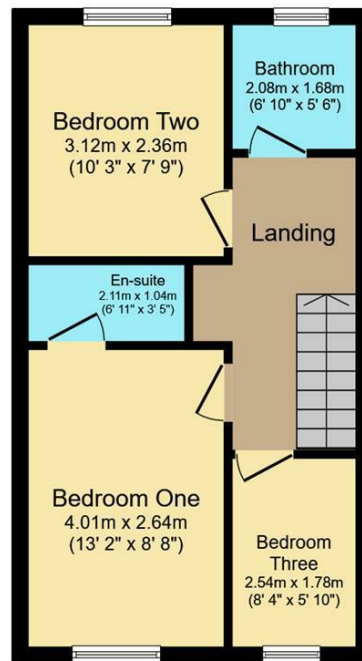
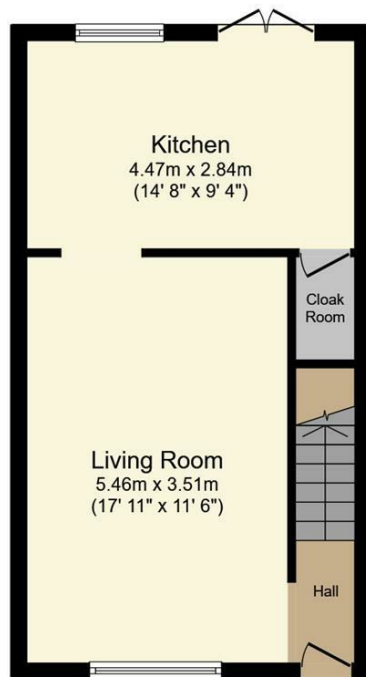
Outside

The property is approached via a blocked paved driveway providing off road parking. A timber gate gives access to the enclosed rear garden. The rear garden is south facing enjoying a sunny aspect having a paved patio, laid to lawn, a further hardstanding area and is bound by timber fencing. The property has the benefit of having an outside timber store.

Directions

Proceed from the Prestatyn Office to the mini roundabout turning right onto Ffordd Pendyffryn. Continue along over the railway bridge to the traffic lights turning left onto Victoria Road. Proceed along Victoria Road and turn right onto Tower Gardens development to the roundabout turning right onto Ffordd Idwal. Llys Llydaw can be found on the left hand side.



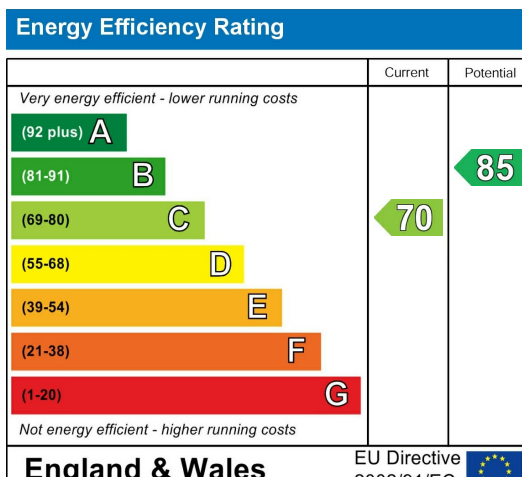


Total floor area: 73.7 sq.m. (794 sq.ft.)

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.



Call us on
01745 888900

Prestatyn@williamsestates.com

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