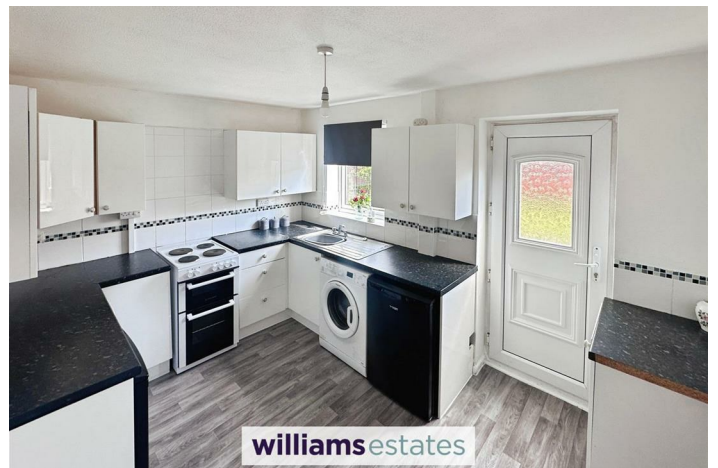




**31 Lon Gwyndaf, Prestatyn,  
Denbighshire, LL19 8YG**

**£149,999**

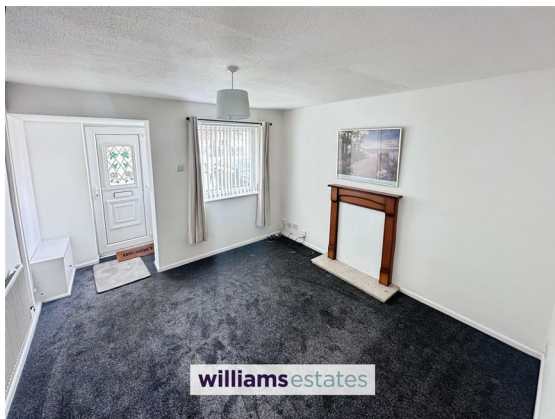
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**EPC - C70    Council Tax Band - B    Tenure - Freehold**

# Lon Gwyndaf, Prestatyn

## 2 Bedrooms - House - Semi-Detached

A modern semi-detached house located in a popular residential area and within easy reach of local amenities. The accommodation briefly comprises of lounge, an inner hallway, a modern fitted kitchen diner, two bedrooms and a bathroom. To the outside gardens to the front and rear, with ample off-road parking. Available with No Onward Chain. Viewing is highly recommended.



### Accommodation

Via a uPVC double glazed decorative door with obscure glazed panelling adjacent leading into the lounge.

### Lounge

12'2" x 11'10" (3.71 x 3.62 )

Having lighting, power points, radiator, telephone point, TV aerial point, a uPVC double glazed window onto the front elevation and door off into the inner hallway.

### Inner Hallway

Having lighting, radiator, stairs off to the first floor landing and door off into the kitchen diner.

### Kitchen Diner

11'10" x 9'6" (3.63 x 2.90)

Comprising of wall, drawer and base units with worktop surfaces over, void for under the counter fridge and freezer, void for washing machine or dishwasher, space for free standing cooker, stainless steel sink and drainer with stainless steel mixer tap over, partially tiled walls, lighting, power points, radiator, under stairs cupboard ideal for storage housing the electrics, a uPVC double glazed window onto the rear elevation and a uPVC double glazed obscure patio door giving access to the rear garden.



### Stairs Off To The First Floor Landing

Having lighting, a uPVC double glazed obscure window onto the side elevation, loft access hatch, built in cupboard housing the boiler and doors off.

### Bedroom One

12'0" x 8'11" (3.66 x 2.72 )

Having lighting, power points, radiator, built in storage cupboard and two uPVC double glazed windows onto the rear elevation.

### Bedroom Two

11'10" x 9'2" (3.62 x 2.81)

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



## Bathroom

6'4" x 6'3" (1.94 x 1.91 )

Comprising of low flush W.C., hand wash basin with stainless steel taps over, bath with stainless steel taps over and a wall mounted shower head, lighting, radiator and a uPVC double glazed obscure window onto the side elevation.

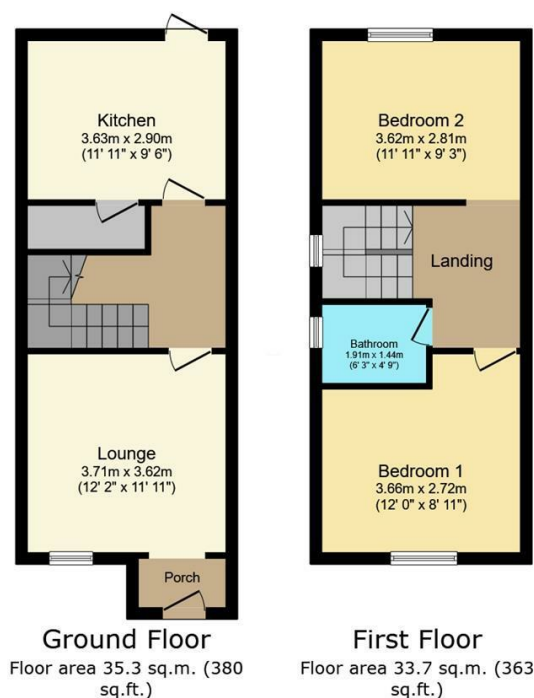
## Outside

The property is approached via a driveway providing ample off road parking. The garden to the front being laid to lawn, A timber gate provides access to the enclosed rear garden which has a paved patio, mainly laid to lawn with a variety of plants, shrubs and trees, timber built store and is bound by fencing.

## Directions

Proceed from Prestatyn office left to the roundabout, take the second exit off onto Ffordd Pendyffryn and the first left turning onto Fforddisa. Continue to the crossroads and turn right onto Ffordd Penrhwyfya. Take the third left by the Jolly Sailer Public House onto Ffordd Pant y Celyn and the first right turning onto Lon Gwyndaf.





Total floor area: 69.1 sq.m. (744 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](http://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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>85</b> |
| (69-80) <b>C</b>                            | <b>70</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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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