



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

**£155,000**

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**EPC - C73    Council Tax Band - B    Tenure - Freehold**

# Lon Gwyndaf, Prestatyn

## 2 Bedrooms - House - Semi-Detached

Ideal for a First Time Buyer or as an Investment / Rental Property. Situated in the desirable town of Prestatyn. This semi-detached house comprises two-bedrooms, living room, kitchen, bathroom and benefits from ample off-road parking, uPVC double glazing, gas central heating, close to local schools and amenities. Moreover, there is vacant possession and no onward chain! Internal viewing is highly recommended. EPC Rating C 73.



### Accommodation

Via a uPVC double glazed door, leading into the;

### Entrance Porch

Having a uPVC double glazed window to the side, a cupboard housing the gas meter and door off leading into the:

### Living Room

12'3" x 11'11" (3.73 x 3.63)

Having lighting, power points, radiator, t.v aerial point, internet access point, and a uPVC double glazed window overlooking the front elevation.

### Inner Hallway

Having radiator, power points, lighting, stairs to the first floor and door off.

### Kitchen

11'10" x 8'10" (3.61 x 2.69)

Having radiator, power points, lighting, boiler, wall, drawer and base units with worktops over, stainless steel sink with mixer tap over, gas oven, void for dishwasher/washing machine, uPVC double glazed windows to the rear providing views of Meliden hillside, uPVC double glazed door giving access to the rear garden, void for freestanding fridge freezer, and in-built cupboard underneath the stairs housing the electric meter.

### First Floor Landing

Having a uPVC double glazed window to the side elevation, lighting, power points, loft access hatch, large storage cupboard and doors off;

### Bedroom One

12'2" x 9'3" (3.71 x 2.82)

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





### Bedroom Two

11'11" x 8'11" (3.63 x 2.72)

Having radiator, lighting, power points, two uUPV double glazed windows to the rear, t.v. aerial, and a built-in storage cupboard.

### Bathroom

7'3" x 6'2" (2.21 x 1.88)

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

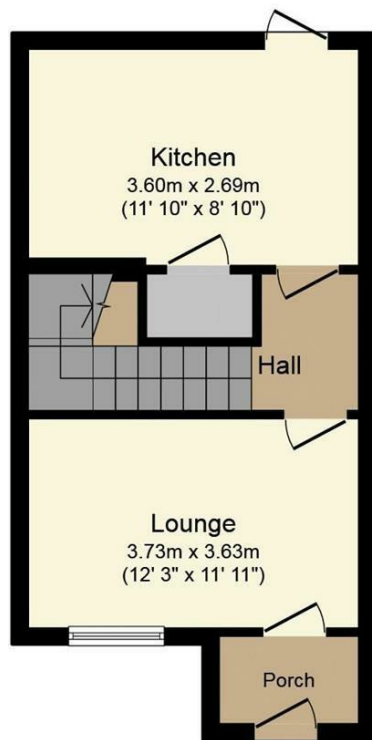
### Outside

The front of the property is approached via a concrete driveway and with ample space for off road parking. A side gate leads to the enclosed private rear garden being of good size with sunny aspect, laid to lawn, a paved area ideal for outdoor dining and bounded by timber fencing.

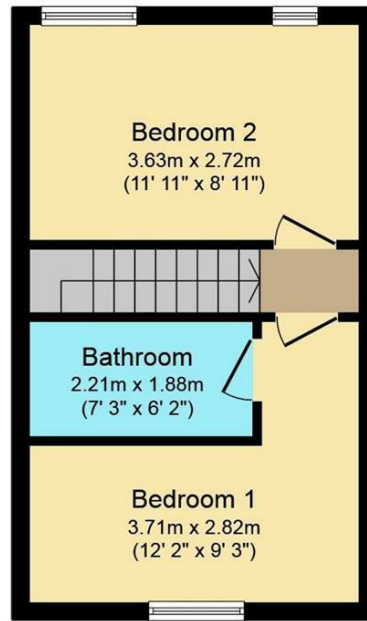
### Directions

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.





**Ground Floor**

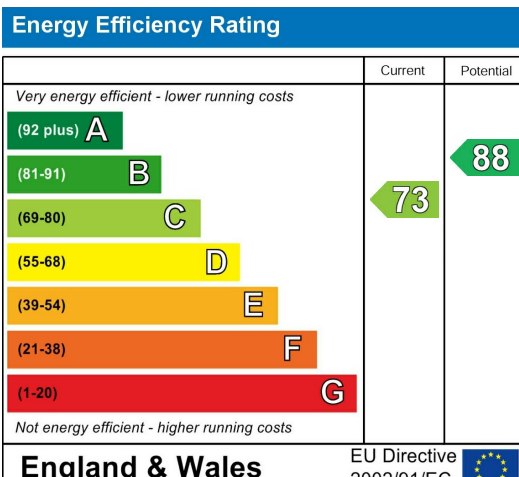


**First Floor**

Total floor area 61.0 m<sup>2</sup> (656 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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