



**60 Llandaff Drive, Prestatyn,
Denbighshire, LL19 8TT**

£215,000

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EPC - C69 Council Tax Band - C Tenure - Freehold

Llandaff Drive, Prestatyn

3 Bedrooms - House - Semi-Detached

A beautifully presented three bedroom semi detached house, located in a sought after area of Prestatyn. Modern throughout, this stylish home offers comfortable living with a bright and contemporary interior. Benefits include off road parking, low maintenance gardens and a utility room. Ideally situated close to all local amenities, schools, and transport links. This property is perfect for families or first time buyers.



Accommodation

Via a modern composite front door leading into:

Entrance Hall

Having lighting, power points, radiator, stairs to first floor landing, cupboard under the stairs for storage, a uPVC double glazed obscure window to the front and doors off.

Lounge

14'1" x 11'8" (4.30 x 3.57)

Having lighting, power points, radiator, alcove for a future fireplace with a hearth, a large uPVC double glazed window onto the front and an opening off into the kitchen diner.

Kitchen Diner

17'9" x 8'7" (5.42 x 2.63)

Comprising of wall drawer and base units with complimentary worktop over, space for freestanding cooker with a extractor fan above, stainless steel sink and drainer with stainless steel mixer tap over, void for dishwasher, space for free standing fridge freezer, partially tiled walls, a uPVC double glazed window onto the rear, a uPVC double glazed double french patio doors giving access to the rear garden, inset spot lighting, power points and radiator.

Utility Room

18'11" x 6'7" (5.79 x 2.03)

Wall and base units, space for under the counter washing machine and tumble dryer, lighting, power points, wall mounted radiator, partially tiled walls and a uPVC double glazed window to the front and a uPVC double glazed patio door giving access to the rear. There is a store area to the rear also having lighting, power points a W.C, vanity hand wash basin with stainless steel mixer tap over and a uPVC double glazed obscure window onto the side.

Stairs To The First Floor Landing

Having lighting, power points, loft access hatch, uPVC double glazed obscure window to the side and doors off.



Bedroom One

13'0" x 9'8" (3.98 x 2.95)

Having lighting, power points, radiator and a uPVC double glazed window onto the front enjoying views of Prestatyn Hillside.

Bedroom Two

10'11" x 9'9" (3.33 x 2.99)

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

Bedroom Three

10'3" x 7'11" (3.13 x 2.43)

Having lighting, power points, radiator, cupboard for storage and a uPVC double glazed window onto the front enjoying views of Prestatyn hillside.

Shower Room

7'9" x 5'4" (2.37 x 1.65)

Comprising of low flush W.C., walk in shower enclosure with a wall mounted shower head, lighting, extractor fan, hand wash basin with stainless steel mixer tap over, wall mounted heated towel rail, a uPVC double glazed obscure window to the side and a uPVC double glazed obscure window onto the rear.

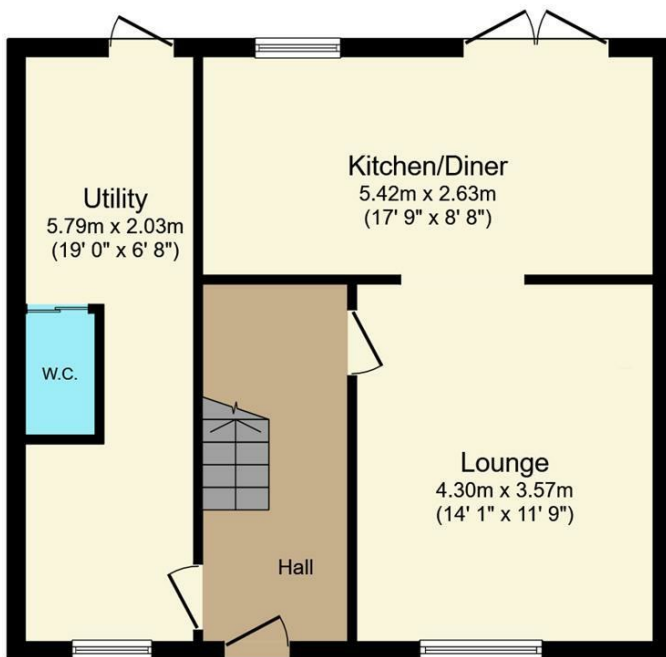
Outside

The rear garden is paved for ease and low maintenance with a covered sheltered timber area ideal for out door dining. There is a raised area that is laid to stone, a further area that is laid to lawn and another paved area that houses a timber shed. Garden is bound by timber fencing and enjoys a sunny aspect all day long.

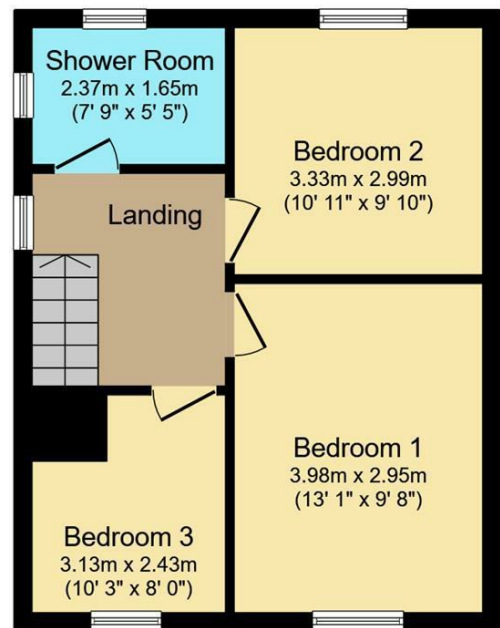
Directions

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 Penrhylwfa. Continue on this road and then turn right onto Llandaff Drive and continue following the road where the property can be found on the left hand side.





Ground Floor
Floor area 53.1 sq.m. (571 sq.ft.)



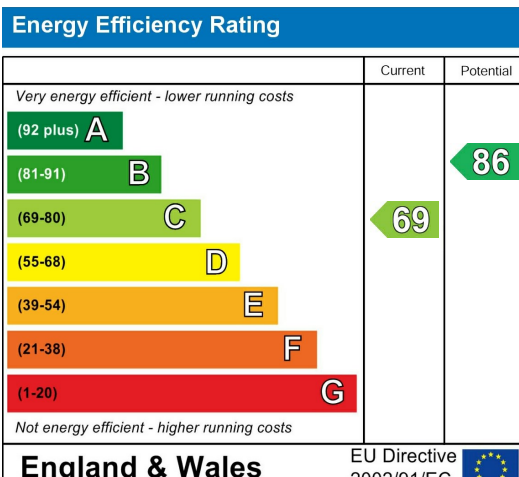
First Floor
Floor area 38.1 sq.m. (410 sq.ft.)

Total floor area: 91.2 sq.m. (981 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.



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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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