



**17 Ffordd Penrhwyfa, Prestatyn,
Denbighshire, LL19 8AE**

£225,000

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EPC - C71 Council Tax Band - C Tenure - Freehold

Ffordd Penrhwylyfa, Prestatyn

2 Bedrooms - Bungalow - Detached

A perfect example of a two bedroom detached bungalow. Being well-presented throughout this property is turn-key comprising two double bedrooms, shower room, large living room, kitchen and conservatory. The bungalow sits on Ffordd Penrhwylyfa, just a short walk away from the seaside promenade and local amenities such as schools, convenience stores and pubs. Added benefits include recently laid carpets, off-road parking space and garage and double glazing throughout. EPC Rating C71.



Accommodation

via a uPVC front door giving access into;

Entrance Porch

Having space for hanging coat, shoe storage, lighting, consumer unit and wooden door leading into;

Living/Diner Room

17'8" x 13'0" (5.38 x 3.96)

Having lighting, power points, radiator, t.v. aerial point, ample dining space and a uPVC double glazed window to the front elevation.

Hallway

Having lighting, power points, radiator and doors off to further accommodation.

Bedroom One

11'5" x 9'5" (3.48 x 2.87)

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

Bedroom Two

9'5" x 9'2" (2.87 x 2.79)

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

Kitchen

13'11" x 8'6" (4.24 x 2.59)

Comprising wall, drawer and base units with complementary worktops over, tiled splash backs, in-set spotlighting, power points, resin sink with mixer tap over, induction hob with extractor hood over, integral oven, void for fridge freezer, void and plumbing for washing machine, integral dishwasher, cupboard housing the Ideal boiler, radiator and uPVC double glazed window to the side elevation with obscured panelling and uPVC double glazed sliding patio doors into the conservatory.



Conservatory

15'1" x 8'10" (4.60 x 2.69)

Having uPVC double glazing surrounding obscured panelling to the side, radiator, wall-mounted lighting, power points and access to the rear. Added benefits include stunning views of rear garden and out to the Prestatyn hillside.

Shower Room

6'4" x 5'1" (1.93 x 1.55)

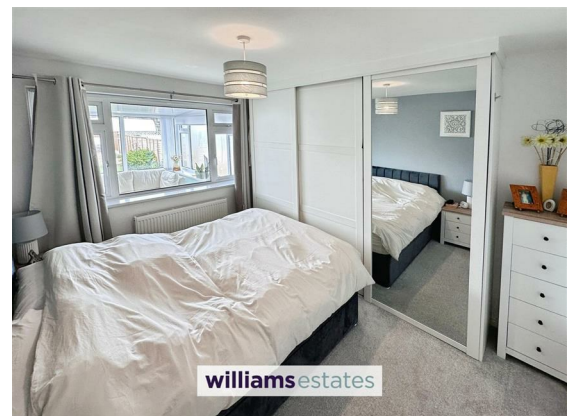
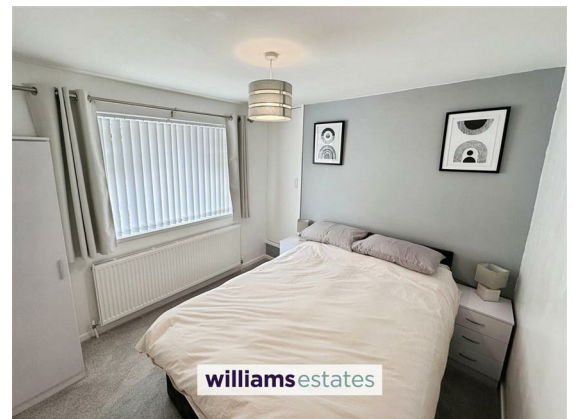
Comprising of a shower enclosure with wall-mounted shower, pedestal hand wash basin, low flush W.C., loft access hatch, extractor fan, lighting, and a uPVC double glazed obscured window to the side elevation.

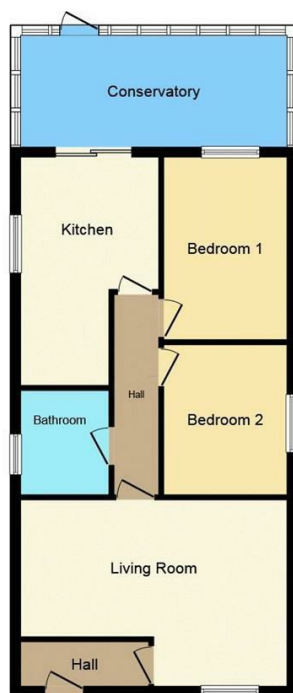
Outside

The property is approached via Burlington Drive where you will find ample space for off-road parking. The rear garden houses a garage with power and lighting. The garden has an area which is laid to lawn with borders housing a variety of plants and shrubs and a gravelled area. To the front there is a large lawned garden enclosed by low-rise timber fencing.

Directions

From our shop in Prestatyn, turn left towards Aldi, you will then reach a mini roundabout, turn right then take the first left onto Fforddisa, follow this road until the junction where a right turn can be taken to bring you onto Ffordd Penrhwyfya road, continue slightly after the mini roundabout where Clawdd Offa is located. This property will be on the right hand-side.





Floor Plan

Total floor area 72.8 m² (784 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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