

**3 Lon Cynan, Prestatyn, Denbighshire,
LL19 8HG**

£149,950

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EPC - D64 Council Tax Band - B Tenure - Freehold

Lon Cynan, Prestatyn

2 Bedrooms - House - Semi-Detached

This delightful semi-detached house presents an excellent opportunity for first-time buyers and investors alike. The property boasts two well-proportioned bedrooms, making it ideal for small families or those seeking to get onto the property ladder! Whilst ensuring practicality for everyday living the property also has the potential for personalisation and modernisation to suit your tastes.

One of the standout features of this home is the ample parking space available for three vehicles, a rare find in many properties today. The location is particularly advantageous, as it is situated close to a variety of amenities, including shops, schools, and recreational facilities, making daily life both convenient and enjoyable. We highly recommend viewing this property to fully appreciate its potential and the lifestyle it offers. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this semi-detached house in Prestatyn is not to be missed.



Accommodation

via a uPVC double glazed obscure door with obscure glazed panelling, leading into the;

Lounge

15'8" x 12'0" (4.79m x 3.66m)

Having lighting, power points, radiator, electric fireplace with complementary surround and hearth, uPVC double glazed window onto the front elevation and a door into the;

Inner Hall

Having lighting, power, stairs to the first floor landing and door off into the;

Kitchen/Diner

11'10" x 9'6" (3.62m x 2.91m)

Comprising of wall, drawer and base units with worktops over, space for dining, void for a freestanding cooker with extractor fan above, space for a free standing fridge/freezer, wall mounted boiler, stainless steel sink and drainer with mixer tap over, void for washing machine, lighting, power points, cupboard under the stairs for storage, uPVC double glazed window onto the rear and a door into the;



Utility / Porch

Having lighting, uPVC double glazing and a uPVC door giving access to the rear garden.

Stairs to the First Floor Landing

Having lighting, store cupboard and doors off.

Bathroom

6'4" x 6'1" (1.95m x 1.87m)

Comprising low flush WC., hand-wash basin with stainless steel taps over, bath with taps over and a wall mounted shower head, lighting, radiator, fully tiled walls and uPVC double glazed obscure window onto the side elevation.



Bedroom One

10'3" x 8'11" (3.13m x 2.74m)

Having lighting, power points, radiator, alcove with sliding door ideal for wardrobe use and two uPVC double glazed windows onto the rear elevation.

Bedroom Two

12'0" x 9'2" (3.68m x 2.81m)

Having lighting, power points, radiator, store cupboard and a uPVC double glazed window onto the front elevation.

Garage

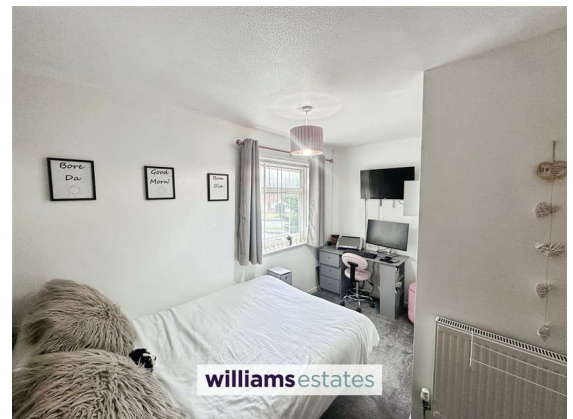
20'6" x 9'4" (6.26m x 2.85m)

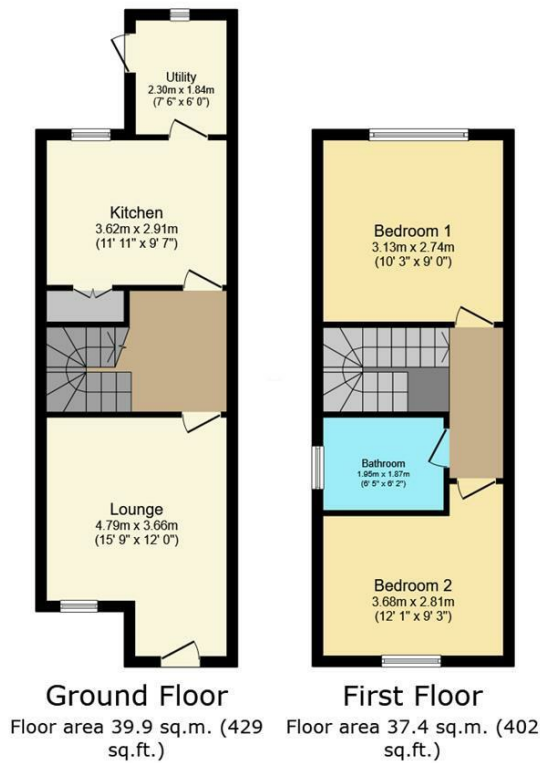
Having timber door to the front, lighting and power. Being great for extra storage of housing a vehicle.

Outside

The property is approached via a concreted driveway providing ample space for off-road parking and leading up to the accommodation. There is also a timber gate providing access to the rear.

The rear garden enjoys a sunny aspect all day long, benefitting from housing a good sized garage and having the bonus of a paved patio area and areas that are laid to lawn. Being bound by timber fencing and ideal for alfresco dining or entertaining guests!



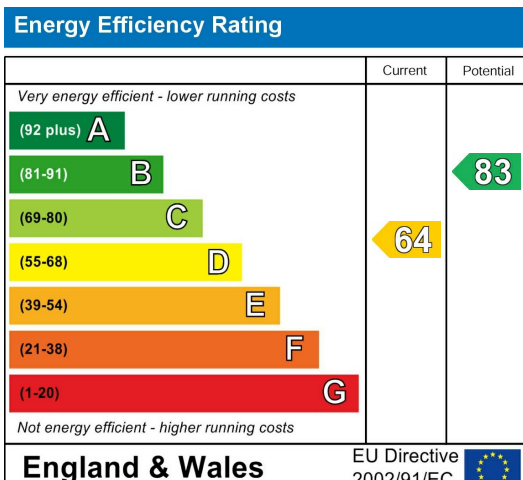


Total floor area: 77.2 sq.m. (831 sq.ft.)

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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