



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

£209,950

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EPC - C74 Council Tax Band - B Tenure - Freehold

Lon Gwyndaf, Prestatyn

3 Bedrooms - House

An extended semi detached house located in a popular residential area of Prestatyn and within easy access to local amenities and schools. The spacious accommodation briefly comprises of entrance hallway, living room, fitted kitchen, conservatory, three double bedrooms and a family bathroom. Outside providing parking, an attached garage and gardens to the front and rear. The property benefits from having gas fired central heating and double glazing. Viewing highly recommended to fully appreciate what the property has to offer.



Accommodation

Via a uPVC double glazed door leading into the entrance porch.

Entrance Porch

Having obscure double glazed units to the side elevation, electric meter cupboard, laminate flooring and timber door leading into the living room.

Living Room

12'01 x 11'10 (3.68m x 3.61m)

Having coved ceiling, dado rail, lighting, power points, radiator, TV aerial point, feature stone fireplace housing an electric fire, laminate flooring, a uPVC double glazed window onto the front elevation and door leading into the inner hallway.



Inner Hallway

Having lighting, power points, radiator, tiled flooring, stairs off to the first floor landing and door leading into the kitchen.

Kitchen

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

Fitted with a range of wall, drawer and base units worktop surfaces over, built in oven with with four ring gas hob and extractor fan above, stainless steel sink and drainer with stainless steel mixer tap over, integrated freezer, integrated fridge, storage cupboard, coved ceiling, tiled flooring, radiator and opening leading into the conservatory.

Conservatory

15'01 x 12'02 (4.60m x 3.71m)

Having radiator, lighting, power points, tiled flooring, uPVC double glazed windows surrounding and uPVC double glazed double doors allowing access onto the rear garden.



Stairs Off To The First Floor Landing

Having a turned staircase with stainless steel handrail, loft hatch access, lighting, built in storage cupboard, power points and doors off.

Bedroom One

15'3 x 13' (4.65m x 3.96m)

Having coved ceiling, lighting, power points, TV aerial point, radiator, built in wardrobes and dual aspect uPVC double glazed windows onto the front and rear elevations.

Bedroom Two

12'01 x 9' (3.68m x 2.74m)

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

Bedroom Three

11'11 max x 9'01 (3.63m max x 2.77m)

Having coved ceiling, lighting, power points, radiator, built in storage cupboard and double glazed window onto the front elevation.

Bathroom

6'02 x 5'07 (1.88m x 1.70m)

Comprising of bath with shower over, hand wash basin, low flush W.C., fully tiled walls, tiled flooring, wall mounted heated towel rail, inset spot lighting and a uPVC obscure double glazed window onto the side elevation.

Outside

The property is approached via a driveway providing off road parking. Double wrought iron gates allows access to the attached garage. The garden to the front being laid to lawn with a paved path leading to the front door and has fencing to the side. Timber gates to the front leads to a further hard standing area

Garage

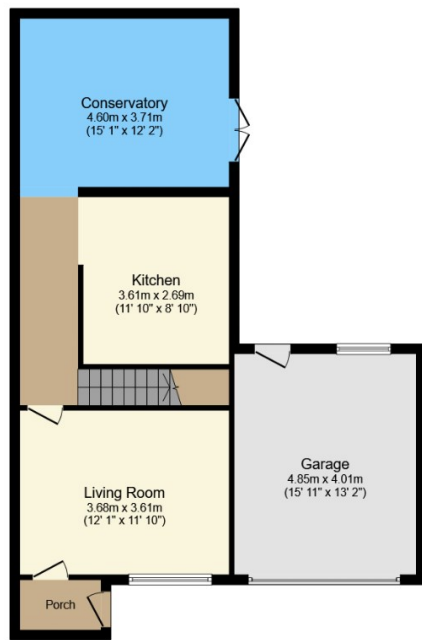
15'11 x 13'02 (4.85m x 4.01m)

Having an up and over door, lighting, power points, plumbing for washing machine, wall mounted gas central heating boiler, a uPVC double glazed obscure window onto the rear and personal door allowing access onto the rear garden.

Directions

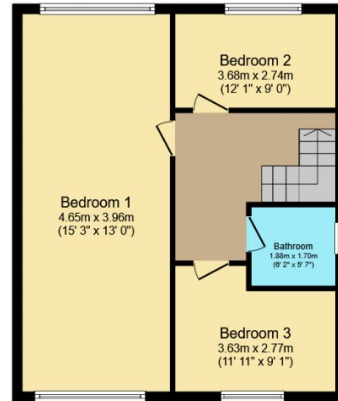
Proceed from Prestatyn office left to the roundabout, take the second exit off onto Ffordd Pendyffryn and the first left turning onto Fforddisa. Continue to the crossroads and turn right onto Ffordd Penrhwylyfa. Take the third left by the Jolly Sailer Public House onto Ffordd Pant y Celyn and the first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





Ground Floor

Floor area 78.2 sq.m. (841 sq.ft.)



First Floor

Floor area 57.0 sq.m. (614 sq.ft.)

Total floor area: 135.2 sq.m. (1,455 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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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