



**38 Pen Tywyn, Prestatyn, Denbighshire,
LL19 7RH**

£177,000

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EPC - D67 Council Tax Band - C Tenure - Freehold

Pen Tywyn, Prestatyn

3 Bedrooms - House - Semi-Detached

Located in the charming area of Pen Tywyn, Prestatyn, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property, which boasts an older character, features two spacious reception rooms that provide ample space for relaxation and entertaining.

The well-appointed kitchen/diner is ideal for family meals and gatherings, while the conservatory adds a touch of brightness and warmth, making it a lovely spot to enjoy the garden views throughout the year. With three bedrooms, this home is perfect for families or those seeking extra space.

The property benefits from double glazing and central heating, ensuring a warm and inviting atmosphere during the cooler months. Additionally, off-road parking for two vehicles is a significant advantage,

Situated within walking distance to local amenities, residents will find shops, schools, and recreational facilities conveniently close by, making daily life effortless. This semi-detached house in Pen Tywyn is an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-equipped home. Don't miss the chance to make this charming property your own.



Accommodation

Via uPVC double glazed door leading into the entrance porch.

Entrance Porch

3'3" x 6'11" (0.99 x 2.11)

Having uPVC double glazed windows onto the side and front elevation and a uPVC double glazed obscure panelled door leading into the living room.

Living Room

15'10 x 14'06 (4.83m x 4.42m)

Having lighting, power points, two radiators, stairs off to the first floor landing, cupboard housing the electric meter, cupboard under the stairs for storage, T.V. aerial point, electric fire with modern surround and hearth, a uPVC double glazed bay window onto the front elevation and oak door off leading into the kitchen diner.



Kitchen Diner

14'07 x 8'10 (4.45m x 2.69m)

Fitted with a range of modern, wall, drawer and base units with complementary worktop surfaces over, breakfast bar, stainless steel sink and drainer with mixer tap over, built in oven and hob, tiled splash back, void for washing machine, void for free standing fridge freezer, void for tumble dryer, vinyl flooring, radiator, cupboard housing the Worcester gas central heating boiler, a uPVC double glazed window overlooking the rear elevation and uPVC double glazed doors with matching panels adjacent allowing access into the conservatory.

Conservatory

14'10 x 8'10 (4.52m x 2.69m)

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

Stairs Off To The First Floor Landing

Having feature panel wall, power point, lighting, loft access hatch, uPVC double glazed window onto the side elevation and oak doors off.

Bedroom One

14'3" x 8'3" (4.34m x 2.51m)

Having lighting, power points, radiator, TV aerial point and a uPVC double glazed window overlooking the front elevation.



Bedroom Two

10'0 x 8'03 (3.05m x 2.51m)

Having lighting, power points, radiator, laminate flooring and a uPVC double glazed window overlooking the rear elevation.

Bedroom Three

10'3" x 5'11" (3.12m x 1.80m)

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

Shower Room

6'0 x 5'09 (1.83m x 1.75m)

Fitted with a modern suite comprising of vanity W.C., vanity hand wash basin, shower enclosure with wall mounted shower and waterfall shower head, heated towel rail, inset spot lighting, vinyl flooring and obscure double glazed window onto the rear elevation.

Additional notes

The vendor has done the following work within the past 6 years:

New flat roofs, fascias & guttering

New kitchen

New bathroom

New conservatory

Planning permission for a larger brick-built extension

New flooring throughout

New oak doors

Staircase wall/landing panelling

New fireplace (1970s brick built one gone)

New landscaping

Outside

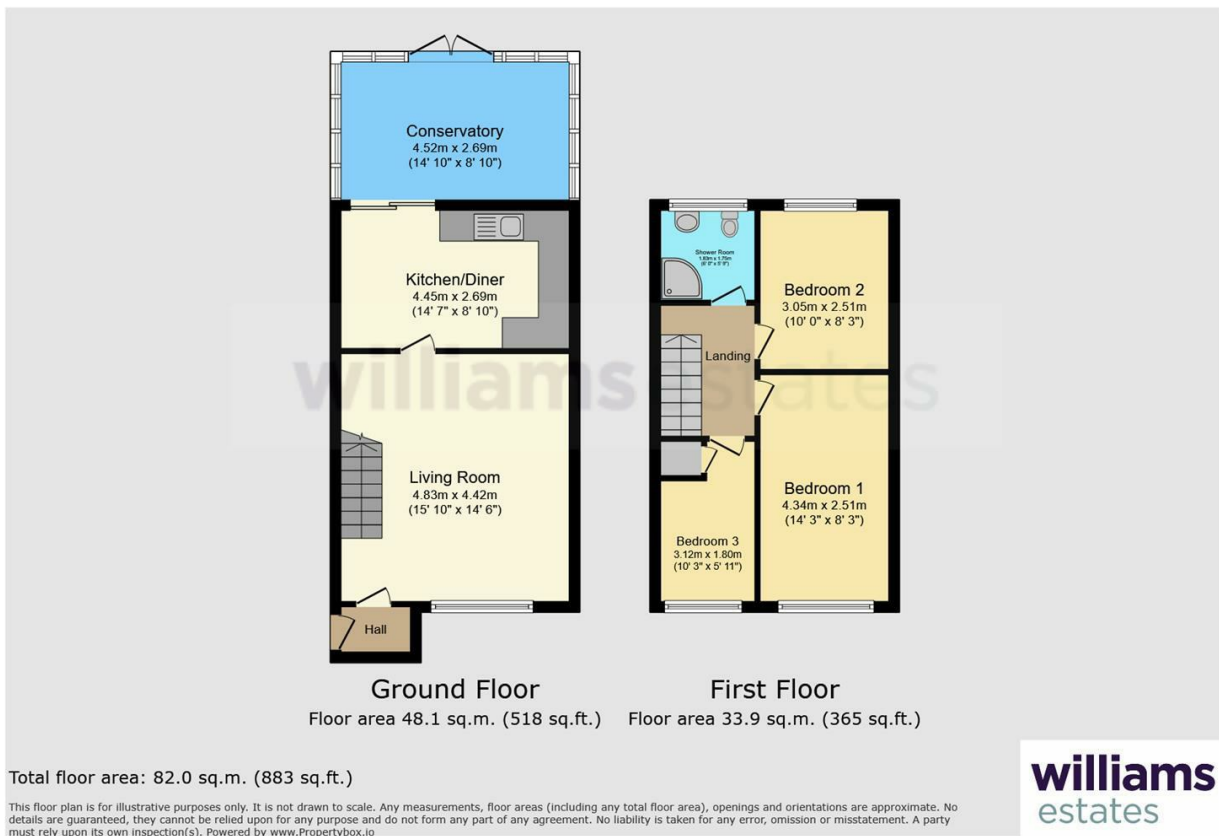
The property is approached via a driveway providing ample off road parking. The garden to the front being laid to lawn with a variety of shrubs. The driveway leads to a timber gateway providing access onto the enclosed rear garden.

The rear garden having a paved patio ideal for al fresco dining, area laid with artificial grass with a hidden seating area to the rear of the property. The rear garden is bound by fencing and has the benefit of a timber store.

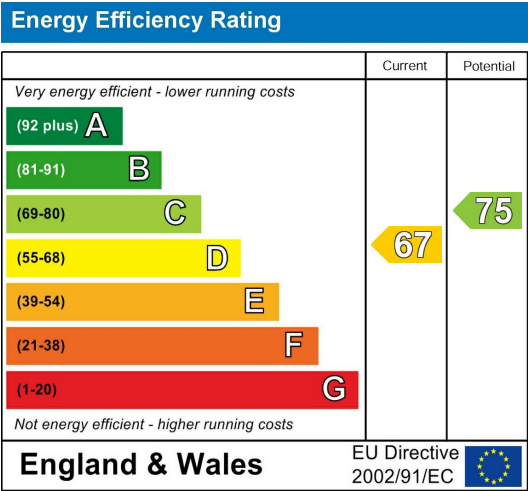
Directions

Proceed from our Prestatyn office to the roundabout near Aldi. Take the second exit off onto Ffordd Pendyffryn and continue along passing the bus station on the left. Continue to the top of railway bridge and turn left onto Sandy Lane. Take the second left onto Glan-y-Gors as the road bends to the right take a right turn onto Pen Tywyn where the property can be found on the right hand side.





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.



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.