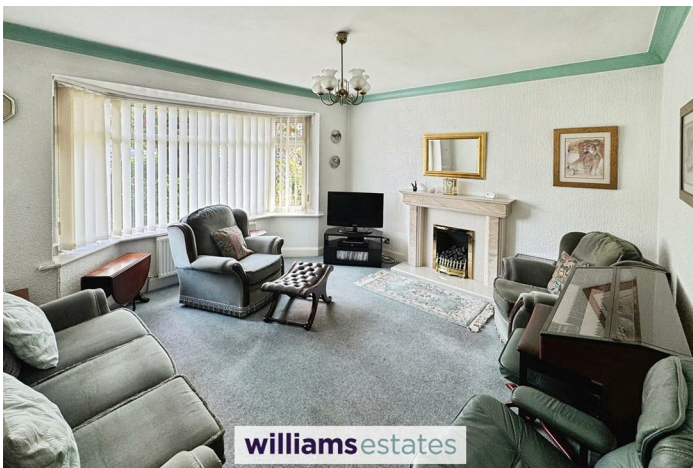




**104 Fforddisa, Prestatyn, Denbighshire,
LL19 8EE**

£199,950

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EPC - D63 Council Tax Band - D Tenure - Freehold

Fforddisa, Prestatyn

2 Bedrooms - Bungalow - Detached

A detached bungalow within walking distance to the local amenities and located in a popular residential area of Prestatyn. The accommodation briefly comprises of entrance porch, hallway, lounge, kitchen/diner, rear pantry, two double bedrooms, bathroom, converted garage providing a second reception room. Outside having gardens to the front and rear with off road parking. Available with no onward chain.



Accommodation

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

Entrance Porch

8'5" x 4'4" (2.57m x 1.34m)

Having lighting, sliding door into the hallway and a door into the converted garage.

Inner Hallway

Having lighting, power, store cupboard, radiator and doors off.

Lounge

14'2" x 13'8" (4.32m x 4.17m)

Having lighting, power points, radiator, telephone point, gas fireplace with a complementary surround and hearth and a uPVC double glazed bay window onto the front elevation.

Kitchen/Diner

11'2" x 10'4" (3.41m x 3.17m)

Comprising of wall, drawer and base units with a complementary worktop over, space for dining, lighting, power points, radiator, space for a freestanding cooker, space for under the counter washing machine, space for a freestanding fridge/freezer, uPVC double glazed window onto the side elevation and door into the;

Rear Pantry

Having lighting, partially tiled walls and a uPVC double glazed door giving access to the rear.

Bedroom One

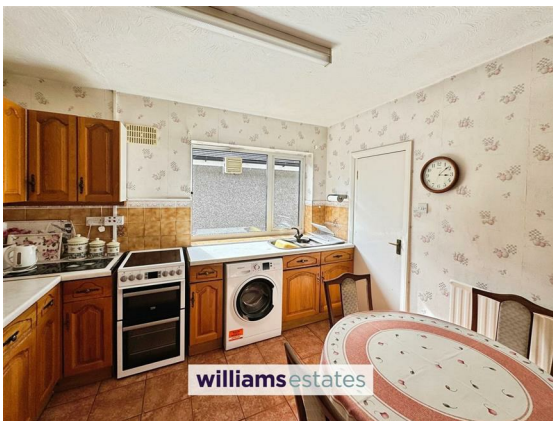
12'4" x 10'11" (3.78m x 3.33m)

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

Bedroom Two

11'8" x 10'10" (3.56m x 3.32m)

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



W.C.

Having a W.C., partially tiled walls, lighting and an obscure glazed window onto the side.

Bathroom

7'10" x 6'4" (2.39m x 1.94m)

Comprising of a low flush W.C., bath with telephonic shower head over and mixer tap, walk-in shower enclosure with a wall mounted shower head, vanity hand-wash basin with mixer tap over, loft access hatch, lighting, radiator and a uPVC double glazed obscure window onto the side elevation.

Converted Garage

16'8" x 7'11" (5.09m x 2.42m)

An extra reception room, having lighting, power points, radiator, store cupboard housing the boiler, cupboard housing the electrics, electric fireplace with complementary surround and hearth and a sliding door onto the front.

Outside

The property is approached via a wrought iron gate, providing access onto the driveway which provides off-road parking. To the front, the gardens are full of flowering shrubs and plants and mainly laid to lawn with the driveway leading up to the property.

To the rear, the garden is of a good size and being mainly laid to lawn. Being bound by timber fencing and having a variety of mature trees and bushes.

Agent Notes

The vendors are going to arrange for the shed and the summerhouse to be removed as they are not serviceable.





Total floor area: 90.6 sq.m. (976 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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Call us on
01745 888900
Prestatyn@williamsestates.com