

# williams estates



**78 Ffordd Pant Y Celyn, Prestatyn,  
Denbighshire, LL19 8YJ**

**£135,000**

 2  1  1  C

**EPC - C76    Council Tax Band - C    Tenure - Leasehold**



# Ffordd Pant Y Celyn, Prestatyn

## 2 Bedrooms - House - Terraced

A modern terrace house located in a popular residential area of Prestatyn and within easy reach of the local amenities and schools. The accommodation briefly comprises of living room, ground floor cloakroom, modern fitted kitchen, two bedrooms and a family bathroom. Having an enclosed garden to the rear and allocated parking to the rear for two vehicles. Available with no onward chain. Viewing highly recommended.



### Accommodation

Via a uPVC double glazed door leading into the living room.

### Living Room

12'0" x 11'5" (3.66 x 3.5)

Having lighting, power points, radiator, under stairs storage cupboard, stairs off to the first floor landing and a uPVC double glazed window onto the front elevation.

### Cloakroom

Comprising of low flush W.C., hand wash basin and radiator.

### Kitchen

12'1" x 8'2" (3.7 x 2.5 )

Fitted with a range of modern wall, drawer and base units with worktop surfaces over, gas cooker point, extractor hood, stainless steel sink and drainer, plumbing for washing machine, space for condensing dryer, breakfast bar, radiator, a uPVC double glazed window onto the rear elevation and double glazed door allowing access onto the rear garden.

### Stairs Off To The First Floor Landing

Having loft hatch access, radiator and doors off.

### Bedroom One

12'1" x 12'1" (3.7 x 3.7)

Having lighting, power points, radiator, storage cupboard and two double glazed windows onto the front elevation.

### Bedroom Two

10'9" x 5'10" (3.3 x 1.8)

Having lighting, power points, radiator, built in storage and shelving and double glazed window onto the rear elevation.

### Bathroom

Comprising of panelled bath, hand wash basin, low flush W.C., radiator and obscure double glazed window.



## Outside

The property is approached via a paved pathway leading to the front door. The garden to the front being laid to lawn.

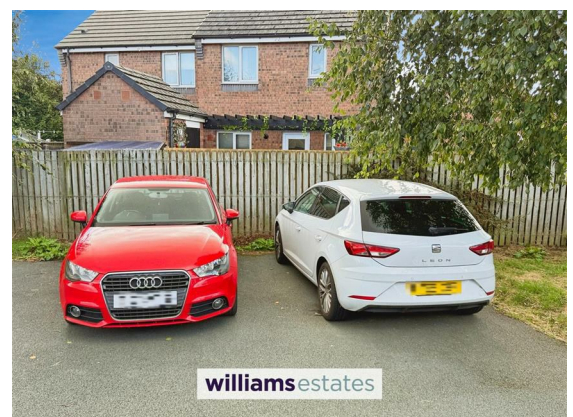
The garden to the rear being paved for ease of maintenance and bound by fencing with slate chippings, having the benefit of a garden shed and a timber gate allowing access to the rear where there is parking for two vehicles.

## Directions

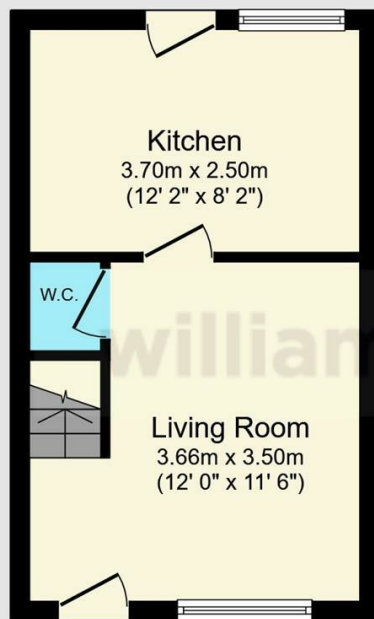
From the Prestatyn office proceed to the mini roundabout and turn right then first left onto Fforddisa. Proceed along Fforddisa to the crossroads and turn right down Ffordd Penrhwylyfa. Immediately after the Jolly Sailor public house turn left into Ffordd Pant-y-Celyn, continue onto the Amberley Park development, following the road right around and the property can be seen on the right hand side.

## Agents Notes

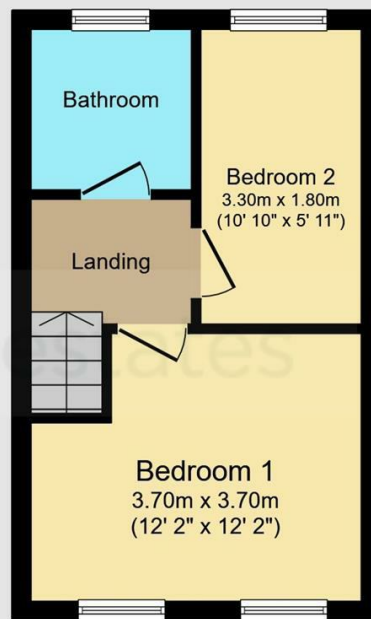
This property is a leasehold property with a 999 year lease commencing 2005 with the ground rent of £150.00 per annum.







**Ground Floor**  
Floor area 23.7 sq.m. (255 sq.ft.)



**First Floor**  
Floor area 23.7 sq.m. (255 sq.ft.)

Total floor area: 47.4 sq.m. (510 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

**williams**  
estates

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**williams**estates

Call us on  
01745 888900  
Prestatyn@williamsestates.com