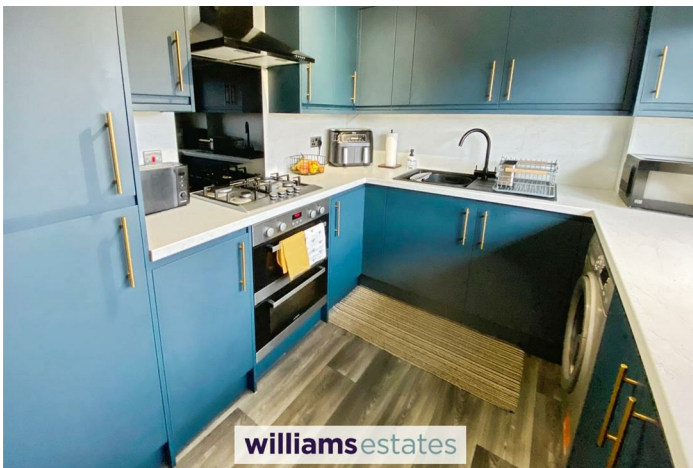




**94 Ffordd Penrhwyfa, Prestatyn, LL19
8AH**

£115,000



EPC - C77 Council Tax Band - A Tenure - Leasehold

Ffordd Penrhwyfa, Prestatyn

2 Bedrooms - Flat

A well presented first floor apartment located in a popular residential area of Prestatyn and within walking distance local amenities and local schools. The spacious accommodation briefly comprising of entrance hallway, good sized living room, modern fitted kitchen, two double bedrooms and a modern fitted shower room.



Accommodation

The property is a first floor apartment is accessed via a uPVC double glazed door leading into the entrance foyer.

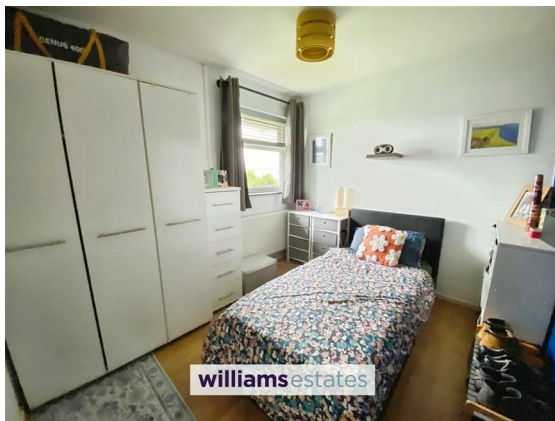
Entrance Foyer

Having a staircase leading up to the apartment with lighting and handrail.

Bedroom One

12'5" x 10'5" (3.8 x 3.2)

A generous sized double bedroom, having laminate flooring, radiator, power, lighting and a large uPVC double glazed window looking out over the front elevation.



Living/Dining Room

14'5" x 11'1" (4.4 x 3.4)

A spacious living and dining room with wood effect laminate flooring, radiator, power, lighting and a large uPVC double glazed window to the rear elevation.

Kitchen

8'10" x 8'2" (2.7 x 2.5)

A modern and well designed kitchen having a range of wall, drawer and base units with worktops over, matt inset sink with mixer tap over, integrated lamona oven with four ring gas hob and extractor hood over, integrated fridge freezer, void and plumbing for washing machine and a large uPVC double glazed window overlooking the rear elevation.

Shower Room

6'2" x 6'2" (1.9 x 1.9)

A modern style shower room with walk in shower tray with glass shower screen and wall mounted shower with removable shower head, low flush W.C, pedestal hand wash basin with mixer taps over, wall mounted heated towel rail, mirrored wall unit and obscure double glazed window to the side elevation.



Bedroom Two

10'2" x 8'6" (3.1 x 2.6)

A good sized bedroom with, power, lighting, radiator and a uPVC double glazed window overlooking the front elevation.

Outside

The property is approached by a paved pathway and having a front garden that is mainly laid to lawn. The property benefits from allocated parking to the rear, in the carpark.

Directions

Proceed from Prestatyn office left to the roundabout and take second exit off onto Ffordd Penddyfryn. Take the first left turning onto Fforddisa and continue to the crossroads, turn right onto Ffordd Penrhwylyfa and the property can be found on the left hand side by way of our For Sale Board.





Floor Plan

Floor area 68.6 sq.m. (738 sq.ft.)

Total floor area: 68.6 sq.m. (738 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	77	79
(55-68) D		
(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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