

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

**£147,500**



**EPC - null    Council Tax Band - B    Tenure - Freehold**



# Lon Gwyndaf, Prestatyn

## 2 Bedrooms - House - Semi-Detached

A well appointed two-bedroom semi-detached house situated close to all local amenities. Being tastefully decorated throughout, comprising of two bedrooms, lounge, kitchen and bathroom. Added benefits include double glazing, central heating, ample off-road parking via a driveway and an enclosed rear garden. Internal viewing is highly recommended to fully appreciate everything this property has to offer. Ideal for a first time buyer or investor!



### Accommodation

Via a composite modern door leading into an entrance porch.

### Entrance Porch

Having lighting, cupboard for storage, space for shoe storage, uPVC obscure glazed units onto the side elevations and door off leading into the lounge.

### Lounge

12'1" x 12'0" (3.70 x 3.66 )

Having lighting, power points, radiator, a uPVC double glazed window onto the front elevation and an open doorway off leading into the inner hallway.

### Inner Hallway

5'10" x 3'7" (1.79 x 1.11)

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

### Kitchen

11'11" x 8'11" (3.64 x 2.72 )

Comprising of wall, drawer and base units with worktop surfaces over, sink and drainer with mixer tap over, integrated oven with four ring electric hob and stainless steel extractor fan above, space for a free standing fridge freezer, void for a washing machine, under stairs storage cupboard ideal for pantry, a uPVC double glazed window onto the rear elevation, partially tiled walls, radiator, lighting, power points and a uPVC double glazed obscure door giving access to the rear garden.

### Stairs Off To The First Floor Landing

Having lighting, a uPVC double glazed obscure window onto the side elevation, power point, radiator, store cupboard housing the gas central heating boiler and doors off.



### Bedroom One

10'3" x 8'11" to the wardrobes (3.13 x 2.72 to the wardrobes)

Having lighting, power points, radiator, fitted wardrobes and two uPVC double glazed windows onto the rear elevation enjoying views out towards Meliden and Prestatyn Hillside.

### Bedroom Two

11'11" x 9'3" (3.65 x 2.82 )

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

### Bathroom

6'6" x 6'2" (2 x 1.89 )

Comprising of low flush W.C., hand wash basin with stainless steel taps over, bath with stainless steel taps over, wall mounted shower head, radiator, lighting, partially tiled walls, extractor fan and a uPVC double glazed obscure window onto the side elevation.

### Outside

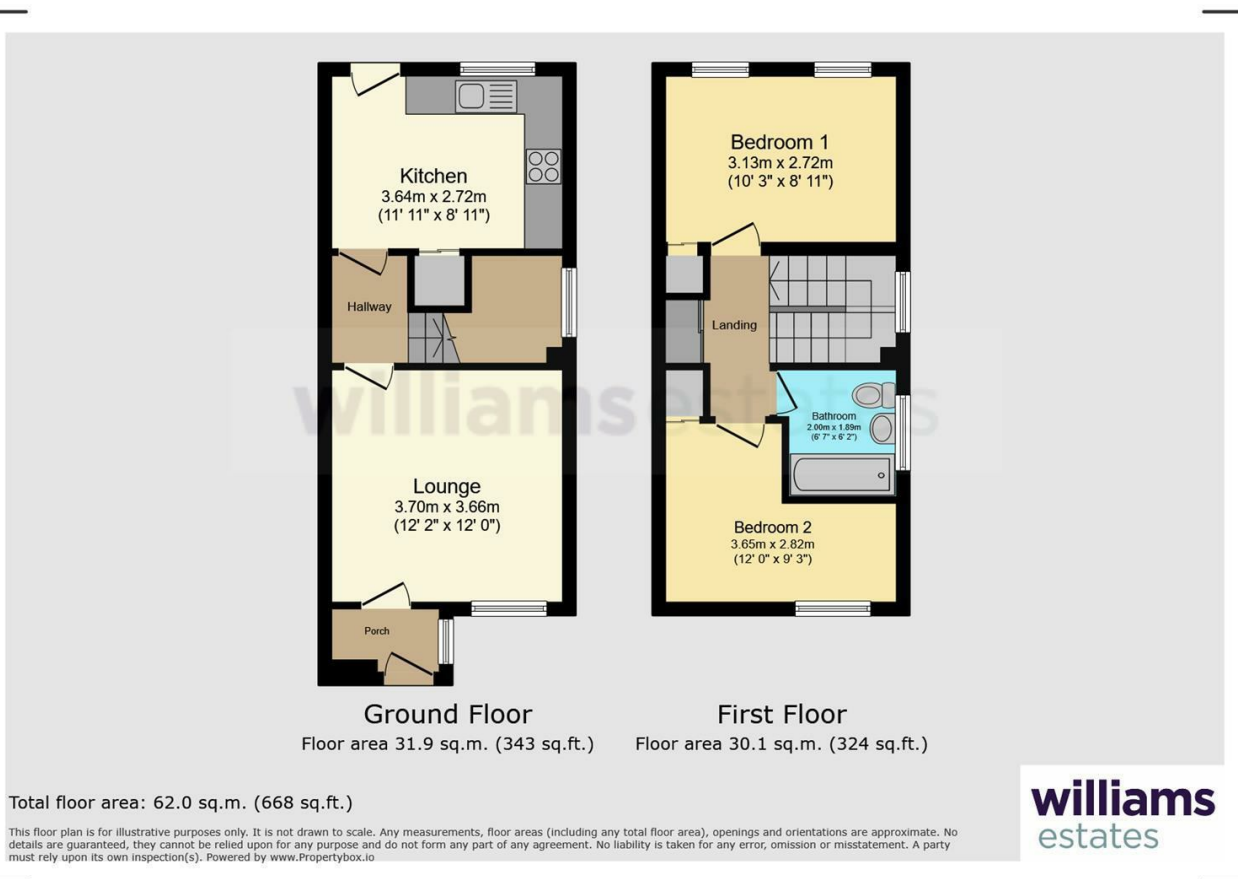
The property is approached via a driveway which is paved with a path leading to the front. The front garden is laid to lawn with a mature hedge to the front. To the rear the garden enjoys a sunny aspect all day long and is bound by timber fencing. Being mainly laid to lawn, with areas laid to golden gravel and having a patio area ideal for alfresco dining and houses a timber shed.

### 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 where the property can be found on the left 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.

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>		
(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.