



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

**£235,000**

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**EPC - C69    Council Tax Band - D    Tenure - Leasehold**



# Ffordd Pant Y Celyn, Prestatyn

## 4 Bedrooms - House - Detached

A modern detached house located in a popular residential area of Prestatyn and within easy reach to the local amenities, town centre and schools. The accommodation briefly comprises of entrance hallway, ground floor cloakroom, living room, dining room, modern fitted kitchen, four bedrooms and a bathroom. To the outside driveway for off road parking, garage and an enclosed rear garden with timber summerhouse. Viewing essential to fully appreciate what the property has to offer.



### Accommodation

Via a double glazed door leading into the entrance hallway.

### Entrance Hallway

Having lighting, radiator, laminate flooring and doors off.

### Ground Floor Cloakroom

4'4" x 3'1" (1.331 x 0.962)

Comprising of a low flush W.C., hand wash basin, radiator, wall mounted alarm system, vinyl flooring and an obscure double glazed window onto the front elevation.

### Living Room

14'7" x 13'6" max (4.45m x 4.11m max)

Having coved ceiling, lighting, power points, two radiators, laminate flooring, modern fire surround housing an electric fire, wall mounted TV facility, under stairs storage cupboard housing the tumble dryer and wall mounted electric trip switches, stairs off to the first floor landing double glazed window overlooking the front elevation and door leading into the dining room.



### Dining Room

11'1" x 8'4" (3.398 x 2.556)

Having lighting, power points, radiator, laminate flooring, double glazed double doors allowing access onto the rear garden and opening into the kitchen

### Kitchen

8'3" x 8'0" (2.524 x 2.455)

Fitted with a range of modern wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, void for washing machine, void for dishwasher, space for a free standing fridge freezer, built in oven and four ring gas hob with stainless steel extractor hood above, laminate flooring and a double glazed window onto the rear elevation overlooking the rear garden.

### Stairs Off To The First Floor Landing

Having a turned staircase, a double glazed obscure window to the side elevation, loft hatch access, power point lighting and doors off.

### Bedroom One

10'3" x 9'2" (3.131 x 2.818)

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



### Bedroom Two

11'10" x 9'2" max (3.61m x 2.79m max)

Having lighting, power points, radiator and double glazed window overlooking the rear elevation.

### Bedroom Three

10'0" x 6'11" (3.052 x 2.123)

Having lighting, power points, radiator and double glazed window overlooking the front elevation.

### Bedroom Four

8'6" x 7'2" (2.607 x 2.207)

Having lighting, power points, radiator and double glazed window overlooking the rear elevation.

### Bathroom

8'4" x 5'0" (2.546 x 1.537)

Comprising of a modern bathroom fitted with a low flush W.C., pedestal hand wash basin, panelled bath with wall mounted shower above, wall mounted heated towel rail, vinyl flooring, extractor fan and obscure double glazed window onto the rear elevation

### Garage

15'5" x 8'6" (4.70 x 2.60)

Having an up and over door, power and lighting, a wall mounted gas central heating boiler and water supply.

### Outside

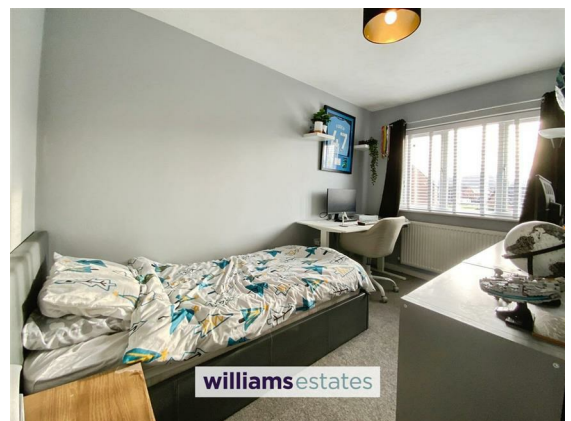
The property is approached via a dual width driveway providing off road parking. A slate gravelled path leads to the front door with a variety of plants and shrubs. Timber gates either side allows access to the enclosed rear garden. The enclosed rear garden having a paved patio, mainly laid to lawn, a raised area laid with artificial grass, a timber built summer house with power, having a variety of plants and shrubs and is bound by timber fencing.

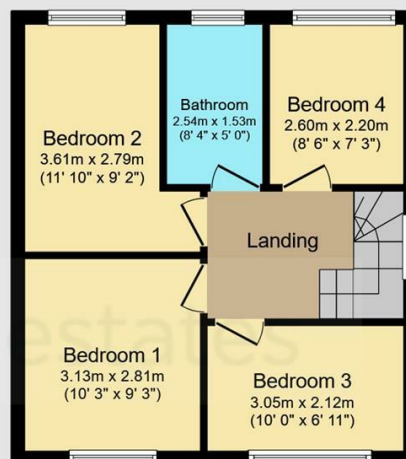
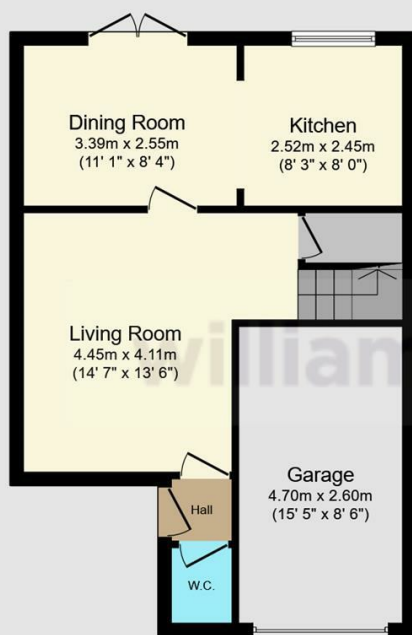
### Directions

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 Penrhwyfya. 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

The property is Leasehold with a 999 year lease (981 years remaining) with an annual charge of £150.00.





Total floor area: 90.0 sq.m. (969 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(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.

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