



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

**£165,000**

 3  1  1  C

**EPC - C74 Council Tax Band - C Tenure - Leasehold**

# Ffordd Pant Y Celyn, Prestatyn

## 3 Bedrooms - House - Terraced

A well presented semi detached house located in a popular residential area of Prestatyn and within close proximity to the local amenities and local schools. The accommodation briefly comprises entrance hallway, living room, kitchen diner, ground floor cloakroom, three bedrooms and bathroom. Gardens to the front and rear together with parking for off street parking. The property benefits from having double glazing and gas fired central heating.



### Accommodation

Via a double glazed door which leads into;

### Entrance Hall

6'5" x 3'11" (1.96 x 1.19)

Having radiator and stairs leading to the first floor landing.

### Living Room

14' x 11'09 (4.27m x 3.58m)

Having coved ceiling, ample power points, TV aerial point, built in storage cupboard under the stairs, laminate flooring, wall panelling, double glazed window overlooking the front elevation and opening leading to the kitchen diner.

### Kitchen/Diner

14'10 max 10'7 min x 9'0 (4.52m max 3.23m min x 2.74m)

Fitted with a range of modern wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, tiled splash back, built in oven and hob with extractor hood over, wall mounted central heating boiler, void for washing machine, void for fridge freezer, space for dining, laminate flooring, double glazed window overlooking the rear elevation and double glazed door allowing access to the rear garden and door leading to the ground floor cloakroom.



### Ground Floor Cloakroom

Fitted with a low flush WC, pedestal hand wash basin, radiator and laminate flooring.

### Stairs Off To The First Floor Landing

Having loft access hatch, power points, lighting, double glazed window to the side elevation, built in storage cupboard and doors off.

### Bedroom One

11'9 x 8'08 (3.58m x 2.64m)

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





### Bedroom Two

11'4 max 9'0 min x. 8'2 (3.45m max 2.74m min x. 2.49m )

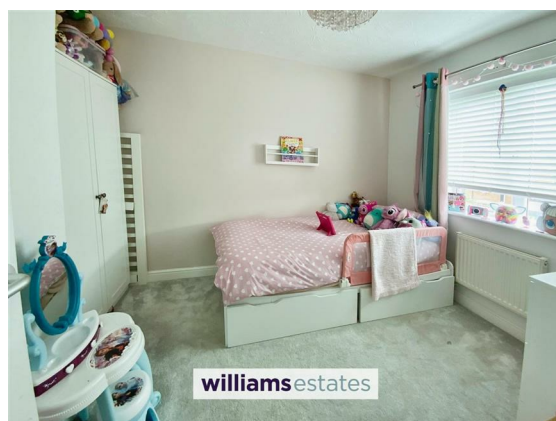
Having lighting, power points, radiator and a double glazed window overlooking the rear enjoying view of the hillside over the roof tops.



### Bedroom Three

6'5 x 6'1 (1.96m x 1.85m )

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



### Bathroom

6'4 x 5'6 (1.93m x 1.68m )

Fitted with a white panelled bath with wall mounted electric shower over, low flush W.C., radiator, hand wash basin, partially tiled walls and a double glazed obscure window.

### Outside

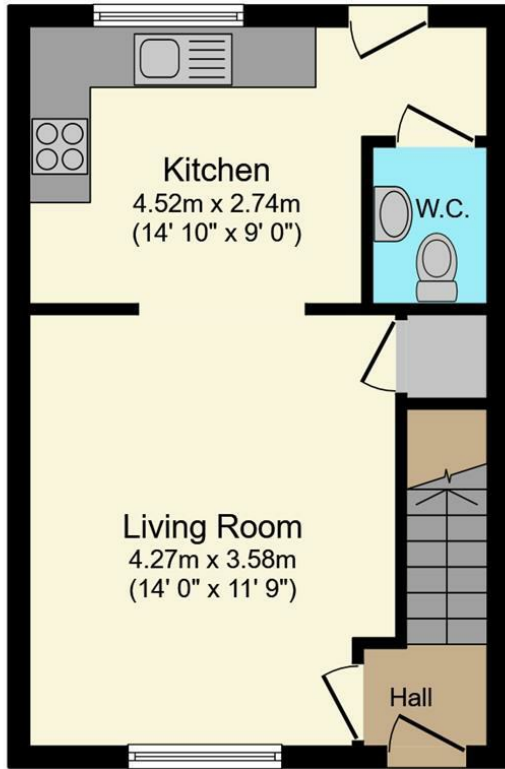
The property is approached via a tarmac driveway providing space for off road parking, a variety of plants and shrubs and has a paved pathway leading to the front door and side of the property.

The rear garden is accessed via a timber gate which leads into the south facing private garden having a paved patio area, lawn area and variety of plants, shrubs and trees.

### Directions

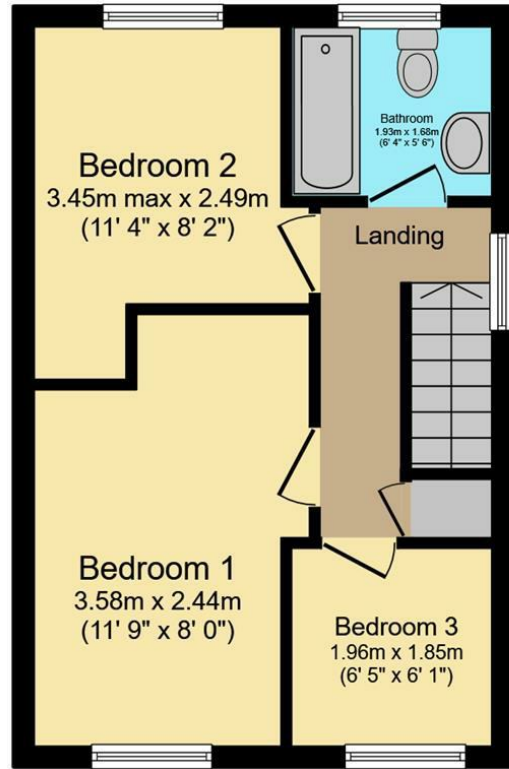
Proceed from Prestatyn office left to the roundabout and take the second turning onto Ffordd Pendyffryn and first left turning onto Fforddisa. Continue along to the crossroads and turn right onto Ffordd Penwhylfa. Pass the Jolly Sailor on the left and turn left onto Ffordd Pant y Celyn. Proceed along where you will see the property on the righthand side.





### Ground Floor

Floor area 32.1 m<sup>2</sup> (346 sq.ft.)



### First Floor

Floor area 32.1 m<sup>2</sup> (346 sq.ft.)

**TOTAL: 64.3 m<sup>2</sup> (692 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

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>74</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	

Call us on  
01745 888900

[Prestatyn@williamsestates.com](mailto:Prestatyn@williamsestates.com)

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.