

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

£250,000

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EPC - C73 Council Tax Band - D Tenure - Freehold

Ffordd Pant Y Celyn, Prestatyn

4 Bedrooms - House - Detached

A beautifully presented detached four-bedroom family home located in a sought-after area of Prestatyn. This turn-key property is ready to move into, offering spacious and modern accommodation throughout. It features four well-proportioned bedrooms, two contemporary shower rooms, and a convenient downstairs W.C.

A standout feature of the home is the stylish orangery, providing a bright and inviting space perfect for relaxing or entertaining. The property boasts a high standard of finish and is ideal for families looking for comfort, space, and convenience in a peaceful residential setting. Viewing is highly recommended.



Accommodation

Via a composite door giving access to:

Entrance Hallway

Having lighting, a tiled floor and doors off.

Downstairs W.C.

4'2" x 3'1" (1.28m x 0.96m)

Comprising of a low flush W.C., hand-wash basin with Stainless steel taps over and a uPVC double glazed obscure window onto the front elevation.

Bedroom Four / Office

11'6" x 8'0" (3.51m x 2.46m)

Having lighting, power points, a radiator, storage cupboard housing the electrics, uPVC double glazed window onto the front elevation and a door off into the Utility room.



Living Room

14'3" x 13'7" (4.35m x 4.16m)

Having lighting, power points, a radiator, a feature media wall with built-in electric fire with colour changing lights, stairs up to the first floor, hardwood flooring, an under-stair storage cupboard and a door off into the dining room.

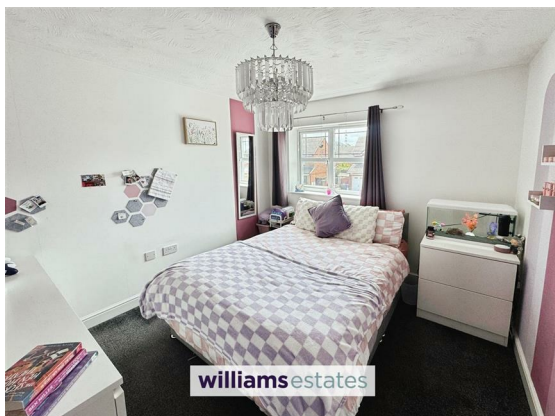
Stairs up to the first floor

Having a turn staircase with a good size uPVC double glazed window onto the side elevation which floods the space with natural light, loft access hatch, lighting, a radiator, power points and doors off.

Bedroom One

11'10" x 9'4" (3.63m x 2.85m)

Having lighting, power points, a radiator, uPVC double glazed window onto the rear elevation and a door off into the en-suite.



En-Suite

8'5" x 2'9" (2.57m x 0.86m)

Comprising of a low flush W.C., a vanity hand basin with stainless steel taps over, a shaver port, a radiator, uPVC double glazed obscure window onto the rear elevation, a shower cubicle with a wall mounted shower head, fully tiled walls, lighting and an extractor fan.

Bedroom Two

10'3" x 9'4" (3.13m x 2.85m)

Having lighting, power points, a radiator and a uPVC double glazed window onto the front elevation.

Bedroom Three

9'10" x 6'10" (3.02m x 2.10m)

Having lighting, power points, a radiator and a uPVC double glazed window onto the front elevation.

Family Bathroom

8'5" x 6'6" (2.58m x 2.00m)

Comprising of a low flush W.C., vanity hand wash basin with stainless steel taps over, shaver port, extractor fan, lighting, bath with stainless steel mixer tap over, built in storage cupboard with a shelf and a rail ideal for towel storage, over the bath wall mounted shower head, modern wall mounted heated towel rail, uPVC double glazed obscure window onto the rear elevation.

Utility

8'0" x 3'7" (2.46m x 1.11m)

Having plumbing for a washing machine, space and power points for a tumble dryer, wall wall-mounted boiler (3 years old), and a wall-mounted storage cupboard.

Kitchen

8'2" x 8'0" (2.51m x 2.46m)

Comprising of wall, drawer and base units with complimentary worktop over, tiled splash back, hardwood flooring, stainless steel sink and half with drainer, stainless steel mixer tap over, power points, built in electric oven with four ring gas hob over, stainless steel extractor fan above, void for a dishwasher, void for a free standing fridge freezer and a uPVC double glazed window onto the rear elevation.

Dining Room

11'1" x 8'2" (3.38m x 2.51m)

Having lighting, power points, radiator, hardwood flooring, opening into the orangery and opening into the kitchen.

Orangery

12'4" x 9'4" (3.77m x 2.85m)

Being beautifully light and airy having inset spot lighting, power points, a radiator, hardwood flooring, uPVC double glazed patio doors opening out onto the garden and uPVC double glazed windows to the front and side.

Outside

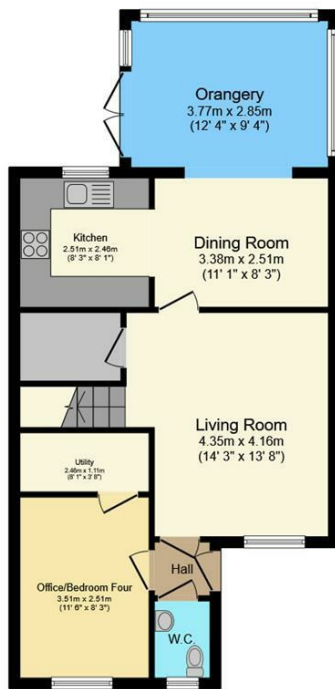
The property boasts a well-maintained / low maintenance secure garden, enjoying plenty of sunlight throughout the day —perfect for relaxing or outdoor entertaining. It features a practical artificial grass area complemented by a stylish decking section, ideal for seating or al fresco dining. A useful shed offers excellent storage space, and an outdoor water tap adds convenience for gardening and maintenance. There is gated access to the side of the property, providing a practical route to the front.

To the front, the home is approached via a neat block-paved driveway providing off-road parking, all bounded by timber fencing giving this property a welcoming curb appeal.

Directions

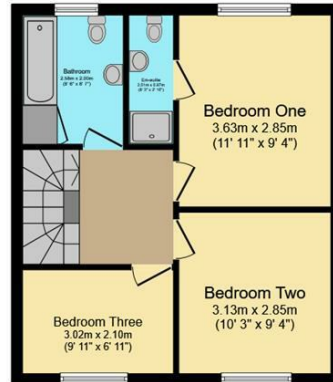
Proceed from Prestatyn along Ffordisa onto Ffordd Penwyfya. Continue to the Jolly Sailor public house on the left-hand side. Turn left on Ffordd Pant Y Celyn, and the number 40 can be found on the right-hand side.





Ground Floor

Floor area 63.5 sq.m. (684 sq.ft.)



First Floor

Floor area 41.7 sq.m. (449 sq.ft.)

Total floor area: 105.2 sq.m. (1,132 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	83
England & Wales	EU Directive 2002/91/EC	

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