



jonesandredfearn.com



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£199,000

An opportunity to acquire a charming 3 Bedroom Semi Detached property located on Llandaff Drive in the picturesque town of Prestatyn situated within a highly sought after residential area with easy access to the town centre and the seaside promenade. This delightful home boasts Lounge, Kitchen/Diner, three cosy Bedrooms and Bathroom offering ample space for a growing family or those in need of a Home Office or Guest Room. Gas Central Heating and Double Glazing throughout. Garden areas to front and rear, driveway provides off road parking and access to the Garage.



Entrance Hall

Lounge

13'5 x 12'5 (4.09m x 3.78m)

Kitchen/Diner

15'6 x 10'5 (4.72m x 3.18m)

Bedroom 1

14'4 x 8'7 (4.37m x 2.62m)

Bedroom 2

9'6 x 8'6 (2.90m x 2.59m)

Bedroom 3

9'3 x 6'6 (2.82m x 1.98m)

Bathroom

Exterior

Garden Areas to front a rear of the property. Front garden being gravelled with driveway with off road parking and access to garage. Rear garden with lawned, paved and gravelled areas.

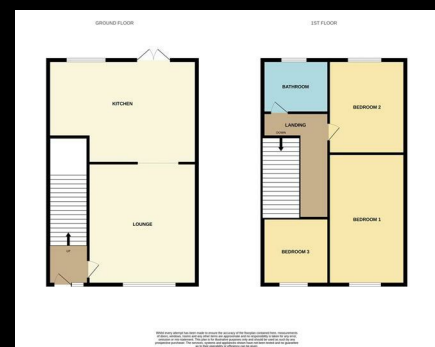
Directions

From the Agents Office proceed along Russell Road and onto the Coast Road(A548) and continue onto Prestatyn. Turn right opposite the Ffrith Beach onto Ceg y Ffordd and proceed down the road and after the round about take the first left onto Llandaff Drive, continue and see 86 on the left hand side.

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 9th September 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND C - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	