



3 HEATHER CRESCENT, PRESTATYN, DENBIGHSHIRE LL19 8HB
£210,000

**** NO ONWARD CHAIN ****

An opportunity to acquire a well presented Semi Detached Dormer Bungalow located in a much sought after level location within a short distance of the town centre, Prestatyn Retail Park and the Sea Front.

The spacious and well arranged accommodation briefly affords: Enclosed Porch, Hallway, Lounge, Kitchen/Diner and 2 Bedrooms.

To the First Floor is a further good sized Bedroom and Fitted WC with pedestal wash hand basin which are newly installed.

To the exterior there are garden areas to the front and rear. Front garden being mainly laid to slate chippings and a driveway providing off road parking leads to the Garage.



L Shaped Entrance Hall

Lounge 16'6 x 11'4 (5.03m x 3.45m)

Dining Room 10'4 x 9'4 (3.15m x 2.84m)

Kitchen 8'8 x 10'2 (2.64m x 3.10m)

Ground Floor Bedroom 1 10'8 x 13'4 (3.25m x 4.06m)

Ground Floor Bedroom 2 8'10 x 9'6 (2.69m x 2.90m)

Bathroom

From the Dining Room is a fixed staircase to

Landing

Bedroom 11'4 x 20'9 (3.45m x 6.32m)

WC Off 9'5 x 5'2 (2.87m x 1.57m)

Exterior

Ornamentally laid out front garden with slate chips and concreted driveway leading to the attached Garage.

Enclosed rear garden being mainly laid to lawn.

Garage 19'6 x 8'4 (5.94m x 2.54m)

With metal up and over door and having power and light laid on. Also in the Garage is the gas fired combination central heating boiler. Personnel door giving access to the rear garden.

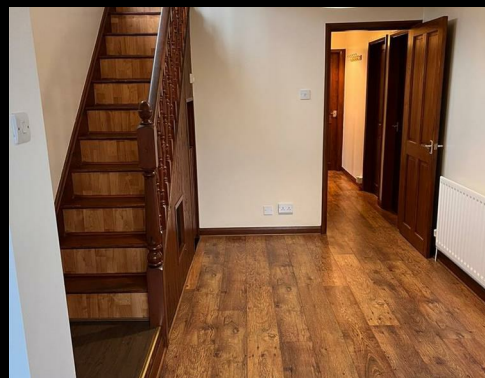
Directions

From Rhyl proceed via the A548 Coast Road onto Prestatyn turning right by the Ffrith Hotel onto Ceg y Ffordd. Proceed over the railway bridge and onto Ffordd Penrhwyfya. Turn left at the crossroads onto Fforddisa and take the first right onto The Meadows. Take the first right in to Heather Crescent and Number 3 will be seen 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 11th 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		65	(55-68) D		
(39-54) E			(39-54) E		
		81			