



12 Llys Bran, Prestatyn - LL19 7JB

£210,000 Freehold

A well-presented, modern three-bedroom semi-detached house located in a popular residential area of Prestatyn. Situated in a cul-de-sac, this property offers easy access to local amenities.

SIMPLY ESTATES



Lounge

17' 3" x 14' 4" (5.27m x 4.38m)

This inviting living room features elegant laminate flooring and a classic fireplace with a stylish mantel. The neutral décor offers a blank canvas for personalisation, and a staircase conveniently leads to the upper floor.

Kitchen/Diner

8' 11" x 14' 5" (2.72m x 4.40m)

This spacious kitchen features modern wooden cabinets and ample countertop space. Equipped with a built-in oven and hob. The large window and sliding glass door ensure plenty of natural light, creating a bright and welcoming atmosphere. Fitted with stylish herringbone vinyl flooring adds a contemporary touch to this functional and attractive kitchen.



W.C

Located on the ground floor upon entering the property, this well-maintained WC features a modern toilet and a sink with storage beneath. A front facing window allows natural light to brighten the space, and the neutral décor provides a clean and fresh feel. Ideal for guest use, this WC is both practical and inviting.

External Areas

The property boasts a front garden with a tarmac driveway leading to the garage, offering convenient parking and easy access. In the rear garden, enclosed by a fence, a patio slabbed by double doors provides an inviting outdoor space, perfect for recreation and relaxation.



Bedroom One

11' 3" x 8' 4" (3.43m x 2.55m)

The main bedroom offers ample natural light and neutral décor and includes an ensuite bathroom offering convenience and privacy

En-Suite

The ensuite features a classic design with a good-sized shower, sink, and toilet. It offers a comfortable and functional space with a timeless charm, perfect for daily use.

Bedroom Two

10' 3" x 7' 11" (3.13m x 2.42m)

The second bedroom, located at the front of the property, features a neutral decor.

Bedroom Three

8' 6" x 5' 8" (2.58m x 1.72m)

The single bedroom, facing the front of the property, is neutrally decorated and features laminate flooring.

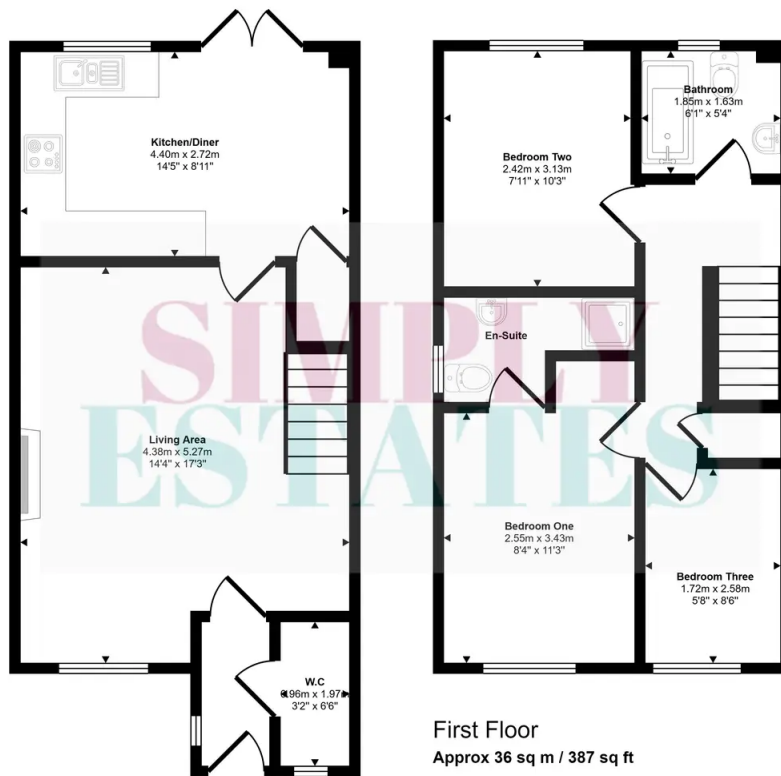
Bathroom

5' 4" x 6' 1" (1.63m x 1.85m)

The family bathroom is equipped with a sink, units, and a bath, offering essential amenities for comfort and convenience.



Approx Gross Internal Area
75 sq m / 803 sq ft



Ground Floor
Approx 39 sq m / 417 sq ft

First Floor
Approx 36 sq m / 387 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

From our office take the Coast Road towards Prestatyn. A short distance after The Ffrith Hotel take the left turn onto Rhodfa Wyn and into the Tower Garden Estate. Take the 2nd exit off the roundabout onto Ffordd Idwal and then the 2nd right onto Llys Bran. The property can be found in the corner on the right hand side.



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