



**24 Lon Islwyn,  
Prestatyn, LL19 8HQ  
Offers Over £120,000**

 **2**  **1**  **1**  **D**

Available with no forward chain and ready to move straight into! This semi detached two bedroom bungalow occupies a popular position close to a local Co-op store, school and bus routes for ease of commuting into the town centre. The property offers off road parking and a garage to the front, good size rear gardens which are paved and lawned, two bedrooms, lounge, kitchen and bathroom. Modern throughout, neutral decor, uPVC double glazed and gas central heated. Video tour available or call the office to view! EPC D



**uPVC double glazed door gives access**

### Hallway

Radiator, power point, cupboard housing the meters and doors leading off.

### Lounge

17'8" x 10'4" (5.40m x 3.16m)

uPVC sliding doors onto the rear, power points radiator, feature fireplace with electric fire, laminate flooring and neutral decor.

### Kitchen

7'6" x 6'11" (2.30m x 2.12m)

Fitted with a modern range of wall, drawer and base units, worktop surface over, stainless steel sink unit, four ring gas hob with oven beneath and extractor hood above, space for washing machine, integrated fridge, tiled walls, tile effect flooring, power points, door giving access onto the rear and window over looking the gardens.

### Bedroom One

10'9" x 10'4" (3.30m x 3.15m)

Over looking the front of the property, radiator and power points.

### Bedroom Two

10'11" x 7'0" (3.35m x 2.14m)

Over looking the front of the property, power points and radiator.

### Bathroom

6'11" x 5'7" (2.11m x 1.71m)

Fitted with a three piece suite in white comprising panelled bath with shower over, low flush WC and wash hand basin. Part tiled walls, radiator and obscure window.

### Externally

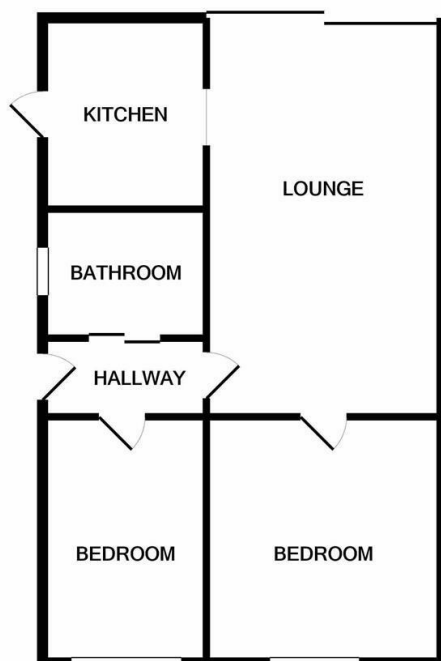
Off set driveway to the front of the property with garage. Pathway leads to the front of the property with low maintenance pebbled gardens adjoining. Timber gates give access onto the rear. The rear is mainly lawned and is a good size, with a concrete area sitting directly outside the lounge, further raised patio site to the left. The garden is bound by timber fencing and high walling providing seclusion.

### Tenure: Freehold

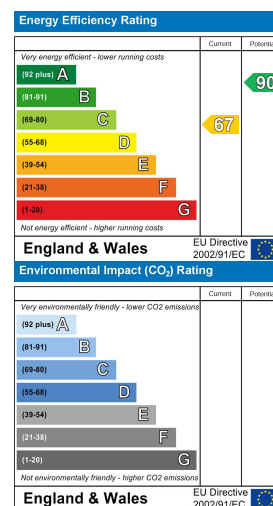
### Services

Mains gas, electric, water and drainage are connected to the property.

### Council Tax Band B



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2020



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### Rhuddlan Office:

L L Estates High Street, Rhuddlan, Denbighshire, LL18 2UA

Prestatyn 01745 889716 | Rhuddlan 01745 591811

Email: [rhuddlan@llestates.co.uk](mailto:rhuddlan@llestates.co.uk) | [www.llestates.co.uk](http://www.llestates.co.uk)