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33 Ffordd Penrhwylyfa, Prestatyn – LL19 8AE
£275,000

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Prestatyn

This beautifully presented three bedroom detached dormer bungalow offers spacious and versatile living accommodation in a sought-after residential area. The property features three generous double bedrooms, making it ideal for families or those looking for flexible space for guests or a home office. The layout includes well-proportioned living areas that can be adapted to suit a variety of lifestyles. The kitchen and dining areas are designed for both every-day living and entertaining, while large windows throughout the property provide an abundance of natural light. Additional benefits include a detached garage and ample off road parking, offering convenience for multiple vehicles. This property is within close proximity to local amenities and schools, making it a practical choice for those seeking both comfort and convenience. The outside space is equally impressive, with the property being approached via a paved path that leads to the main entrance. The garden has been thoughtfully landscaped for low maintenance, while still offering a visually appealing and tranquil environment. Benefiting from a sunny aspect throughout the day, the rear garden is enclosed by timber fencing and features a selection of trees, flowering shrubs, and established plants. This generous garden area offers a private retreat for relaxation and enjoyment, making it an ideal extension of the living accommodation.





Accommodation

Via a modern decoratively glazed composite door leading into the entrance porch.

Entrance Porch

Space for shoe and coat storage, with a door to a boiler cupboard providing additional storage and housing the electric meter, as well as a timber framed, obscure glazed door leading into the lounge.

Lounge

15' 11" x 13' 10" (4.85m x 4.22m)

Having lighting, power points, radiator, gas fire with complimentary surround and half, a large floor to ceiling uPVC double glazed window onto the front and doors off.

Kitchen

17' 6" x 8' 10" (5.34m x 2.69m)

Comprising of wall drawer and base units with a complimentary worktop over, four ring gas hob with stainless steel splash back and stainless steel extractor fan above, integrated double oven, stainless steel sink and drainer with stainless steel mixer tap over, void for a dishwasher, void for a washing machine, space for freestanding fridge freezer, space for a dining table, lighting, power points, radiator, partially tiled walls, a uPVC double glazed window onto the front, a uPVC double glazed window onto the side and a uPVC double glazed obscure door to the side giving access to outside.

Inner Hallway

Having lighting and doors off.

Shower Room

8' 8" x 5' 0" (2.65m x 1.53m)

Comprising of low flush W.C., vanity hand wash basin with stainless steel mixer tap over, walk in shower enclosure with a wall mounted shower head, fully tiled walls, inset spot lighting, wall mounted heated towel rail and a uPVC double glazed obscure window onto the side elevation.



Bedroom One

12' 3" x 9' 4" (3.73m x 2.85m)

Having lighting, power points, wall mounted modern radiator, wardrobe space and uPVC double glazed french patio doors leading onto the decked patio area.

Dining Room

16' 4" x 10' 6" (4.97m x 3.20m)

Having lighting, power points, radiator, stairs to the first floor and uPVC double glazed double patio doors leading into the conservatory.

Conservatory

11' 3" x 9' 7" (3.43m x 2.91m)

Having lighting, power points, radiator, a thermal insulated roof, uPVC double glazed windows to the rear and uPVC double glazed double french patio doors leading onto the decked patio area.

Stairs to The First Floor

Having lighting and doors off.

Bedroom Two

17' 8" x 10' 8" (5.38m x 3.26m)

Having lighting, power points, radiator, eave access for storage and a deluxe window onto the side elevation.

Bedroom Three

13' 4" x 12' 5" (4.07m x 3.78m)

Having lighting, power points, radiator, fitted wardrobes for storage, uPVC double glazed obscure window onto the side elevation and a uPVC double glazed window onto the rear overlooking the rear garden enjoying views of Prestatyn hillside.

Shower Room First Floor

6' 1" x 5' 2" (1.85m x 1.58m)

Comprising of low flush W.C, walk in shower enclosure with wall mounted shower head, hand wash basin with stainless steel mixer tap over, prtially tiled walls, lighting, shaver port and uPVC double glazed obscure window onto the side elevation.



Accommodation

Via a modern decoratively glazed composite door leading into the entrance porch.

Entrance Porch

Space for shoe and coat storage, with a door to a boiler cupboard providing additional storage and housing the electric meter, as well as a timber framed, obscure glazed door leading into the lounge.

Lounge

15' 11" x 13' 10" (4.85m x 4.22m)

Having lighting, power points, radiator, gas fire with complimentary surround and half, a large floor to ceiling uPVC double glazed window onto the front and doors off.

Kitchen

17' 6" x 8' 10" (5.34m x 2.69m)

Comprising of wall drawer and base units with a complimentary worktop over, four ring gas hob with stainless steel splash back and stainless steel extractor fan above, integrated double oven, stainless steel sink and drainer with stainless steel mixer tap over, void for a dishwasher, void for a washing machine, space for freestanding fridge freezer, space for a dining table, lighting, power points, radiator, partially tiled walls, a uPVC double glazed window onto the front, a uPVC double glazed window onto the side and a uPVC double glazed obscure door to the side giving access to outside.

Inner Hallway

Having lighting and doors off.

Shower Room

8' 8" x 5' 0" (2.65m x 1.53m)

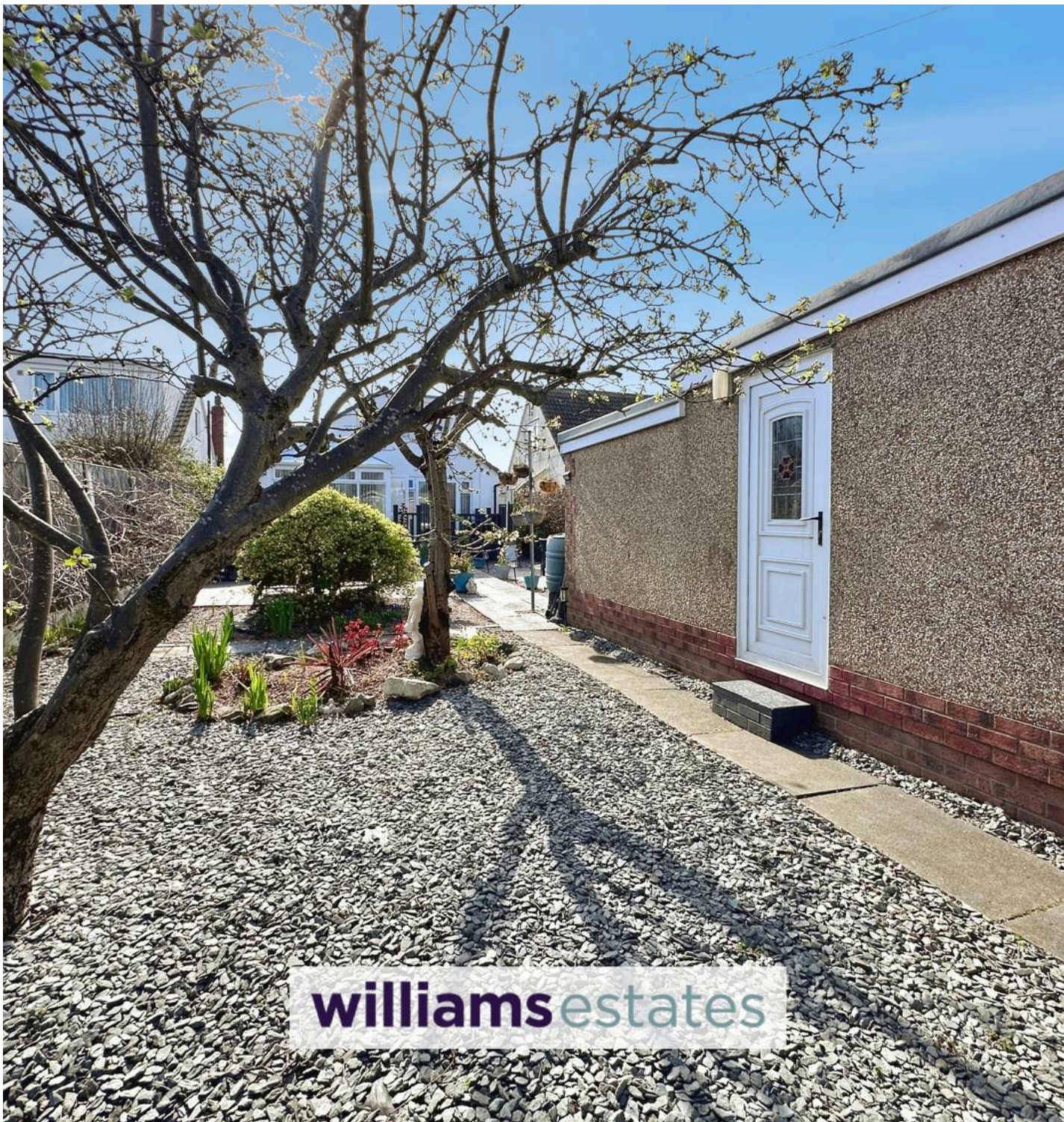
Comprising of low flush W.C., vanity hand wash basin with stainless steel mixer tap over, walk in shower enclosure with a wall mounted shower head, fully tiled walls, inset spot lighting, wall mounted heated towel rail and a uPVC double glazed obscure window onto the side elevation.

Bedroom One

12' 3" x 9' 4" (3.73m x 2.85m)

Having lighting, power points, wall mounted modern radiator, wardrobe space and uPVC double glazed french





Garage

25' 0" x 11' 6" (7.61m x 3.50m)

Electric roller shutter door to the front, with lighting and power points. The space has been extended to comfortably accommodate two vehicles, while also offering excellent storage potential. To the rear, there is a uPVC double glazed obscure window, along with a personal decoratively glazed uPVC door providing access to the side.

Front Garden

The property is approached via a pathed path leading up to the accommodation with the front garden being mainly laid with gravel and beautifully presented with decorative plants and bushes.

Rear Garden

To the rear, there is a raised decked area, perfect for outdoor dining or entertaining guests. The garden has been thoughtfully landscaped, offering a low maintenance yet visually appealing space. It benefits from a sunny aspect throughout the day and is enclosed by timber fencing, complemented by a variety of trees, flowering shrubs, and plants. There is also convenient access from the rear garden into the garage.



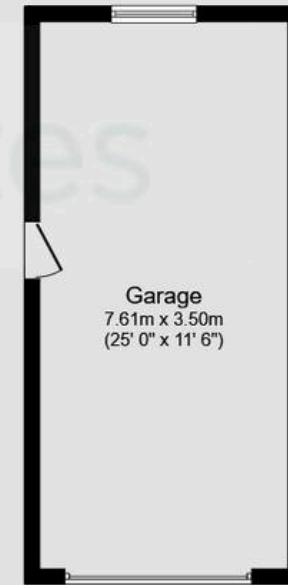
Ground Floor

Floor area 82.9 sq.m. (893 sq.ft.)



First Floor

Floor area 39.9 sq.m. (429 sq.ft.)



Garage

Floor area 26.3 sq.m. (283 sq.ft.)

Total floor area: 149.1 sq.m. (1,604 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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