



## Llandaff Drive, Prestatyn

**Offers Around £177,000**

Nestled in the charming area of Llandaff Drive, Prestatyn, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 904 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is practical, ensuring that every corner is utilised effectively. The property features a well-appointed bathroom, catering to the needs of modern living.

Built in 1970, this house has been maintained to a good standard, offering a solid foundation for its new owners. The exterior of the property is complemented by ample parking space for up to three vehicles, a rare find that adds to the convenience of daily life.



## 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	87	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	67	(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 <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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