



**28 Ffordd Ffynnon, Prestatyn,  
Denbighshire, LL19 8BB**

**£200,000**

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**EPC - D63    Council Tax Band - D    Tenure - Freehold**



# Ffordd Ffynnon, Prestatyn

## 2 Bedrooms - Bungalow - Detached

This detached, two bedroom bungalow is on the market with no onward chain. Situated in a quiet residential area of Prestatyn, with excellent public transport links, as well as being within walking distance of local amenities and schools as well as just a short drive to the seaside. This lovely bungalow boasts a private, enclosed rear garden, Ample driveway parking and a single detached garage. This could be a wonderful property to put your own stamp on. Viewing is highly advised.



### Accommodation

Via a uPVC double glazed door giving access on the porch.

### Porch

8'0" x 3'8" (2.44m x 1.12m )

Being a good size for shoe and coat storage having a timber glazed door giving access into:

### Inner Hallway

Having a radiator, power points, lighting, loft access hatch, cupboard for storage, and doors off.

### Bedroom One

11'5" x 8'10" (3.49 x 2.70)

Having, lighting, power points, radiator and a uPVC double glazed window onto the front elevation.

### Living Room

13'10" x 12'10" (4.24 x 3.92)

Having, lighting, power points, radiator, telephone point, open reach point, a gas fire with complimentary surround and hearth, a double glazed uPVC bay window overlooking the front elevation, cupboard and in built shelving for storage.

### Bedroom Two

9'10" x 8'5" (3.02 x 2.59)

Having, lighting, power points, radiator and an obscure double glazed uPVC window to the side elevation.

### Bathroom

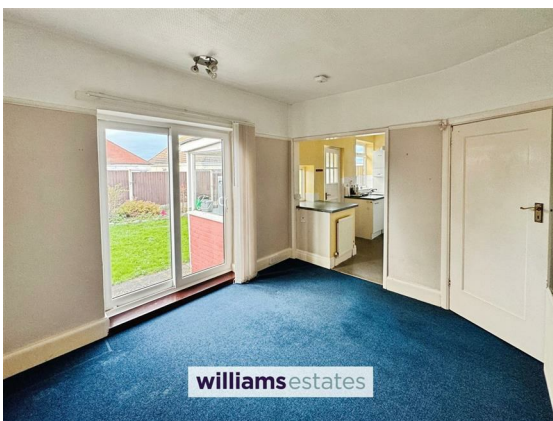
6'0" x 5'3" (1.84 x 1.62)

Comprising of a low flush W.C, hand wash basin with taps over and vanity cupboard, corner shower enclosure with a wall mounted electric shower over, a uPVC obscure double glazed window to the side elevation, partially tiled walls, lighting, extractor fan and radiator.

### Dining Room

11'2" x 9'11" (3.41 x 3.03)

Having, lighting, power points, radiator, uPVC double glazed, sliding doors giving access to the rear garden and an opening leading through to the kitchen.



## Kitchen

12'0" x 7'11" (3.67 x 2.42)

Comprising of a range of wall, drawer and base units with worktops over, void for a free standing oven, extractor hood over, wall mounted Worcester boiler, uPVC double glazed window overlooking the rear garden, stainless steel sink with drainer and mixer tap over, void and plumbing for washing machine, void for a free standing fridge freezer, lighting, power points, partially tiled walls, radiator and a timber glazed door providing access to the lean-to utility room.



## Lean-To Utility Room

10'0" x 4'4" (3.07 x 1.34)

Having a stainless steel sink and drainer with mixer taps over, worktops with voids below for white goods, power points, glazed windows surrounding, overlooking the rear garden, lighting and a uPVC double glazed door giving access to the garden.



## Outside

To the front of the property is a paved driveway, providing ample off road parking, there is a small lawned area as well as a side access to the rear garden.

The rear of the property benefits from being private and enclosed, mainly laid to lawn with borders to the rear and a patio area, perfect for alfresco dining and being bound by timber fencing. A timber shed provides excellent storage for gardening materials.

The property also benefits from a single garage with timber doors, providing ample storage space.

## Directions

Proceed from the Prestatyn office to the mini roundabout taking the the second exit onto Ffordd Pendyffryn. Turn immediate left onto Fforddisa and continue along past the cross road which leads to Ffordd Ffynnon and the property can be found on the right hand side.





Floor Plan

Floor area 75.3 sq.m. (811 sq.ft.)

Total floor area: 75.3 sq.m. (811 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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