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**71 Fforddisa, Prestatyn, Denbighshire,  
LL19 8DU**

**£205,000**



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

# Fforddisa, Prestatyn

## 3 Bedrooms - Bungalow - Detached

A detached bungalow within walking distance to local amenities, local schools, bus and train stations. The accommodation briefly affords entrance hallway, W.C., living room, modern fitted kitchen diner, three bedrooms and a four piece bathroom. To the outside garden to the front with off road parking and a good sized enclosed rear garden with detached garage ideal for storage. Viewing recommended to fully appreciate what the bungalow has to offer. Double glazed and gas fired central heating.



### Accommodation

Via a double glazed door leading into the entrance hallway.

### Entrance Hallway

Having radiator, power points, a double glazed obscure window onto the side elevation and doors off.

### W.C.

Fitted with a vanity W.C. and hand wash basin and extractor fan.

### Kitchen Diner

10'11 x 9'11 (3.33m x 3.02m)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, sink and drainer with mixer tap over, built in Smeg oven and hob with extractor hood over, partially tiled walls, integrated fridge, integrated freezer, lighting, power points, inset spot lighting, radiator, double glazed patio doors giving access onto the rear garden and door leading into the living room.

### Living Room

10'4 x 9'11 (3.15m x 3.02m)

Having lighting, power points, radiator, wall mounted electric fire, TV aerial point and double glazed patio doors allowing access onto the paved patio.

### Bedroom One

12'03 x 11'11 (3.73m x 3.63m)

Having lighting, power points, radiator and double glazed bay window overlooking the front elevation.

### Bedroom Two

8'3 x 7'6 (2.51m x 2.29m )

Having lighting, power points, radiator and double glazed window onto the side elevation.

### Bedroom Three

8'11 x 7'11 (2.72m x 2.41m)

Having lighting, power points, radiator and double glazed window onto the side elevation.



## Bathroom

7'4 x 5'8 (2.24m x 1.73m)

Fitted with a four piece suite comprising of a claw foot free standing bath with telephonic shower head over, low flush W.C., vanity hand wash basin, shower enclosure with wall mounted shower, wall mounted heated towel rail, extractor fan, inset spot lighting and an obscure double glazed window onto the side elevation.

## Outside

The property is approached via a gravel driveway providing off road parking. The garden to the front is mainly laid to lawn with a concrete path leading to the front door. Timber gates to the side gives access to the rear garden and leads to a detached garage with double timber doors to the front and has power and lighting, plumbing for washing machine with a timber glazed window and personal door giving access to the rear garden. The enclosed rear garden having a paved patio, mainly laid to lawn with a variety of established plants, shrubs and trees. A brick path leads to the rear of the garden providing a secluded seating area with decked area and is bound by fencing. The property benefits from having a timber store ideal for storage.

## Directions

Proceed from the Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Take the first left turning onto Fforddisa and proceed over the railway bridge and proceed along where this property can be found on the left hand side.





Floor Plan

Floor area 65.1 sq.m. (701 sq.ft.)

Total floor area: 65.1 sq.m. (701 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](http://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) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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