



**79 Ffordd Penrhwyfya, Prestatyn,
Denbighshire, LL19 8BP**

£259,950

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EPC - B86 Council Tax Band - D Tenure - Freehold

Ffordd Penrhwyfa, Prestatyn

4 Bedrooms - Bungalow - Detached

This impressive four-bedroom detached bungalow in Prestatyn offers turn-key living in a highly convenient location close to all local amenities. The property benefits from ample off-road parking and a versatile garage that could serve as a home office, gym, or additional storage space. Inside, you'll find a modern fitted kitchen and bathroom, along with well-proportioned rooms ideal for family life. Situated just a short drive from the seaside promenade, this home combines comfort, flexibility, and coastal living, making it an ideal family home. Viewing is highly recommended.



Accommodation

Via a modern front door leading into:

Entrance Porch

8'4" x 8'3" (2.55m x 2.53m)

Having tiled flooring, uPVC double glazed window to the front, door off into a utility which houses a W.C., and a hand wash basin and a door off leading into:

Entrance Foyer

Has lighting and a timber framed single glazed door giving access to:

Hallway

Being a good size having lighting, power, radiator, stairs to the first floor landing, under the stairs cupboard for storage and doors off.

Bedroom One

12'10" x 10'1" (3.93m x 3.09m)

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

Bathroom

7'5" x 6'2" (2.27m x 1.90m)

Comprising of a low flush W.C., wall mounted heated towel rail, hand-wash basin with stainless steel mixer tap over, bath with stainless steel tap over and a wall mounted shower head, fully tiled walls, store cupboard and a uPVC obscure double glazed window onto the side elevation.

Bedroom

8'10" x 7'4" (2.70m x 2.24m)

Having lighting, power, radiator, uPVC double glazed window onto the side.

Dining Room

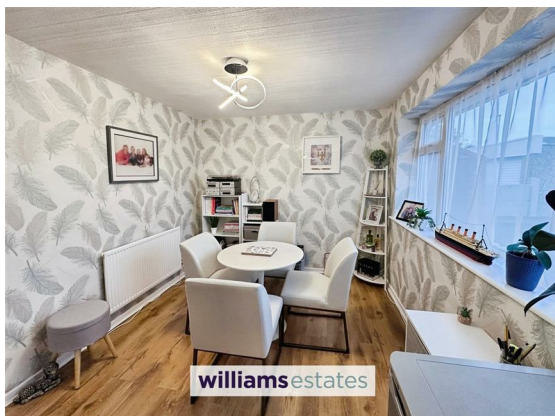
10'9" x 10'5" (3.30m x 3.18m)

Having lighting, power, radiator, uPVC double glazed window onto the rear and an opening off into:

Lounge

13'10" x 11'8" (4.22m x 3.56m)

Having lighting, power, wall mounted modern radiator, log burner with a complementary surround and hearth, a sliding door into the conservatory and an opening into:



Kitchen

14'0" x 11'1" (4.28m x 3.38m)

full modernised kitchen comprising of wall, drawer and base units with a complementary worktop over, Belfast sink with mixer tap over, wall mounted cupboard housing the boiler, void for a washing machine, void for a dishwasher, integrated double oven, integrated microwave, five ring gas hob with stainless steel extractor fan above, tiled splash back, lighting, power points, partially tiled walls, space for a free standing fridge freezer, uPVC double glazed window onto the side and a uPVC double glazed obscure door giving access to the car port lean to.

Conservatory

12'4" x 7'10" (3.76m x 2.41m)

having lighting, power, radiator, uPVC double glazed windows surrounding with views of the hillside and a uPVC double glazed door giving access to the rear garden.

Stairs to the First Floor Landing

Having lighting, loft access hatch, Velux window to the rear and doors off.

Bedroom Upstairs

11'4" x 11'1" (3.47m x 3.38m)

Having lighting, power, radiator, eaves access for storage and a uPVC double glazed window on the side enjoying views out towards Prestatyn hillside.

Bedroom Upstairs

11'6" x 9'6" (3.51m x 2.90m)

Having lighting, power, two radiators, eaves access and a Velux window onto the rear elevation

Converted Garage

15'5" x 8'6" (4.70m x 2.60m)

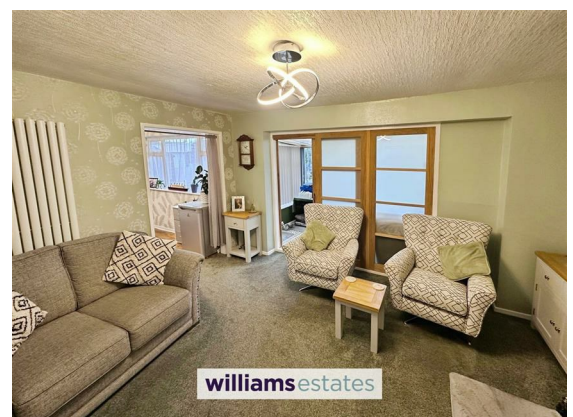
Having lighting, power and could be used as a home office/ gym or just extra room.

Garden

The rear garden offers an inviting block-paved patio, perfectly suited for an outdoor seating or dining area. Beyond this, the space is laid to lawn, bordered by attractive flower beds that add colour and character throughout the seasons. The garden is enclosed by timber fencing, providing both privacy and a charming backdrop. It also benefits from a delightful timber summer house, ideal for relaxation or storage, and a raised fish pond that adds a tranquil focal point to the setting

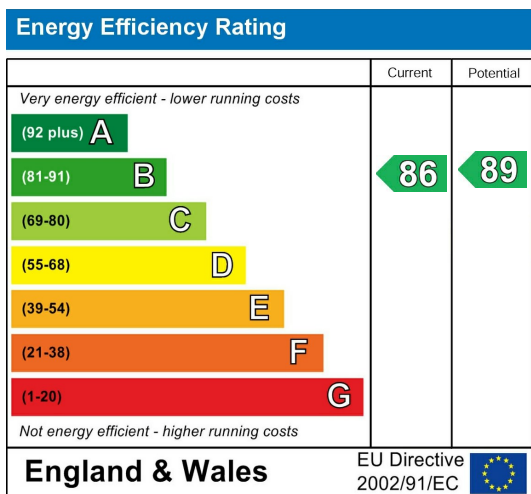
Agent Notes

Solar Panels are owned by the current vendor and not leased.





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.



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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