



williams estates

1 Rhodfa Bedwen, Prestatyn - LL19 9LA
£249,950

1 Rhodfa Bedwen

Prestatyn

Presenting an exceptional opportunity to acquire a spacious two/three bedroom detached bungalow, ideally positioned on a prominent corner plot within the highly sought after area of Upper Prestatyn. This well maintained property is offered with no onward chain and vacant possession, making it a perfect choice for those seeking a smooth and swift transaction. The bungalow's flexible layout is designed to accommodate a variety of lifestyle needs, with two generous double bedrooms and a versatile third room that can be utilised as an additional bedroom, home office, or formal dining area, depending on your requirements. Situated just a short walk from all local amenities, including shops, cafes, and essential services, this home offers both comfort and convenience in equal measure. The location is particularly popular due to its peaceful residential setting and excellent access to public transport links, making it ideal for those who value both tranquillity and connectivity. Further benefits include gas central heating, double glazing, and a practical layout that maximises both living and storage space. Internal viewing is highly recommended to fully appreciate the generous proportions, flexible accommodation, and prime location that this delightful bungalow has to offer. Whether you are downsizing, relocating, or searching for a home that can adapt to your changing needs, this charming residence presents an outstanding opportunity to secure a home in one of Upper Prestatyn's most desirable neighbourhoods.





Accommodation

Via a uPVC double glazed obscure door leading into:

Entrance Porch

9' 7" x 5' 0" (2.91m x 1.52m)

Having lighting, uPVC double glazed window onto the side having views up to Prestatyn hillside, space for shoe storage and coat hanging and a uPVC double glazed obscure door leading into:

Hallway

Being a fair size having lighting, power, radiator, loft access hatch, store cupboard, cupboard housing the electrics and a cupboard housing the water tank.

Lounge

20' 8" x 13' 0" (6.29m x 3.96m)

Having lighting, power, radiator, uPVC double glazed windows onto the side and onto the front elevation, fire place with a complimentary surround and hearth and double doors off into:

Dining Room

9' 11" x 9' 7" (3.03m x 2.92m)

Could be used as a third bedroom, lighting, power, radiator, TV aerial point, uPVC double glazed windows onto the side and front elevation.



Kitchen

10' 7" x 10' 2" (3.22m x 3.10m)

Comprising of wall, drawer and base units with complimentary worktop over, void for washing machine, void for a free standing fridge freezer, sink and drainer with a stainless steel mixer tap over, lighting, power, partially tiled walls, double glazed window onto the side elevation and a uPVC double glazed obscure door giving access to the outside.

Bathroom

6' 11" x 6' 8" (2.11m x 2.04m)

Comprising of a low flush W.C., hand-wash basin with a stainless steel tap over, bath with stainless steel mixer tap over, wall mounted shower head, uPVC double glazed obscure window onto the front elevation, lighting and a radiator.

Bedroom One

13' 0" x 10' 2" (3.96m x 3.10m)

Having lighting, power, radiator, fitted wardrobes and a uPVC double glazed window on the side elevation.

Bedroom Two

10' 4" x 9' 9" (3.14m x 2.98m)

Having, lighting, power points, radiator and a uPVC double glazed window overlooking the rear garden.





FRONT GARDEN

To the front, the garden is on a corner plot and mainly laid to lawn, with a driveway providing ample parking. Having a variety of flowering plants and mature hedges. Bound by brick walling and enjoying unspoilt views out towards the North Wales Coastline.

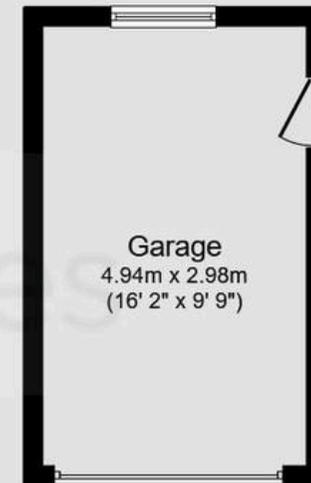
REAR GARDEN

To the rear, the garden is paved for ease and low maintenance and ideal for alfresco dining. Providing access into the garage, enjoying a sunny aspect all day long and having unspoilt views of Prestatyn Hillside

DRIVEWAY

2 Parking Spaces

Accessed from Ffordd Onnen, being concreted and providing ample space for parking.



Floor Plan

Floor area 93.3 sq.m. (1,004 sq.ft.)

Garage

Floor area 14.7 sq.m. (159 sq.ft.)

Total floor area: 108.0 sq.m. (1,163 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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Williams Estates Prestatyn Office

Williams Estates, 11 Meliden Road - LL19 9SB

01745888900 • prestatyn@williamsestates.com • www.williamsestates.com/

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