



**8 Pen Tywyn, Prestatyn, Denbighshire,  
LL19 7RH**

**£225,000**



**EPC - D68   Council Tax Band - C   Tenure - Freehold**

# Pen Tywyn, Prestatyn 3 Bedrooms - Bungalow - Detached

A detached three bedroom bungalow. Having been recently refurbished throughout the property lends itself to open-plan living for a more modern feel. The accommodation has been dressed and decorated to a high standard with panelling, laminate flooring and neutral tones showcasing the earthy feel throughout and in-keeping with current trends. To fully appreciate all that this contemporary bungalow has to offer viewing internally is highly recommended. EPC Rating D68



## Accommodation

Via a timber framed door with obscure glazed panelling, leading into the:

## Entrance Porch

Having a timber framed obscure glazed door leading into the;

## Reception Hall

Being L-shaped, having a cupboard housing the consumer and meter unit. Spacious inbuilt storage cupboard housing the boiler, single radiator, coved ceiling & loft access hatch.

## Lounge

15'6" x 10'10" (4.72 x 3.30)

A great sized room having lighting, power points, radiators, tv., aerial point, telephone point and a large uPVC window to the front elevation welcoming in plenty of natural light.

## Kitchen/Diner

19'10" x 8'3" (6.05 x 2.51)

A beautifully presented modern kitchen comprising drawer and base units with complementary worktops over, integral dishwasher, integral oven with induction hob over, single drainer sink with modern mixer tap over, lighting, power points, void for free-standing fridge freezer, space for dining, radiator, uPVC windows to the side and front elevation and a uPVC double glazed obscure door giving access to the rear.

## Bedroom One

11'0" x 10'10" (3.35 x 3.30)

Having lighting, power points, single panel radiator, coved ceiling and a uPVC double glazed window with outlook onto the private rear garden.

## Bedroom Two

11'1" x 8'5" (3.38 x 2.57)

Having lighting, power points, single panelled radiator, T.V. aerial point, coved ceiling, laminate flooring and a uPVC double glazed window with outlook onto the private rear garden.



## Bedroom Three

7'9" x 6'11" (2.36 x 2.11)

Having lighting, power points, coved ceiling and a uPVC double glazed window onto the side elevation.

## Bathroom

6'5" x 5'4" (1.96 x 1.63 (1.95 x 1.62))

Recently fitted comprising a low flush W.C., wall mounted bowl sink with mixer tap over, extractor fan, shower enclosure with wall mounted shower, lighting, and a uPVC obscure glazed window to the side elevation.

## Outside

The property is on a wide plot approached by double wrought iron gates and a long, block paved driveway for ample off-street parking which leads to the detached garage with an up and over door, a personal door to the rear garden, a window overlooking the rear garden and electric lighting and power. The front garden is lawned with mature trees and borders, with views to the hillside. Wrought iron gates on both sides of the property provide access to the rear garden. Being mainly laid to lawn, with a paved patio area, ideal for alfresco dining and bound by timber fencing.

## Directions

Proceed from our Prestatyn office to the roundabout near Aldi. Take the second exit off onto Ffordd Pendyffryn and continue along passing the bus station on the left.

Continue to the top of railway bridge and turn left onto Sandy Lane. Take the next left onto Glan-y-Gors as the road bends to the right and then right onto Pen Twyn where the property can be found on the right hand side.





Total floor area: 69.2 sq.m. (745 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<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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