



**78 Ffordd Idwal, Prestatyn,  
Denbighshire, LL19 7JG**

**£249,950**



**EPC - C78   Council Tax Band - E   Tenure - Freehold**

# Ffordd Idwal, Prestatyn

## 4 Bedrooms - House - Terraced

A spacious and modern three-story home offering versatile living across three floors and four well-proportioned bedrooms. This beautifully presented property features an open-plan kitchen and dining area, four bedrooms, down stairs W.C. and off road parking. Additional benefits include a private garage, an easy to maintain rear garden and close to all local amenities.



### Accommodation

via a double glazed obscure front door, leading into the;

### Entrance Hall

Having lighting, radiator, power points, T.V. aerial point, stairs to the first floor, a cupboard under the stairs for storage, cupboard housing the electric, cupboard housing the electrics, a cloak room and a door off giving access into the kitchen/diner.

### Kitchen Diner

16'2" x 13'8" (4.94m x 4.18m)

Comprising of wall drawer and base units with work top over, four ring gas hob with stainless steel extractor fan above, integrated double oven, void for free standing washing machine, void for dishwasher, integrated fridge, integrated freezer, space for dining, stainless steel sink and half with drainer and stainless steel mixer tap over, uPVC double glazed window onto the rear, partially tiles walls, lighting, power points, radiator and a uPVC double glazed patio door giving access to the rear garden.

### Downstairs W.C.

6'0" x 3'3" (1.84m x 1.0)

Comprising of low flush W.C., handwash basin with stainless steel mixer tap over, lighting, radiator and an extractor fan.

### Stairs to the First Floor Landing

Having lighting, radiator, doors off and stairs to the second floor.

### Living Room

16'3" x 13'8" (4.96m x 4.18m )

Having lighting, power points, radiator, a complimentary fireplace, a uPVC double glazed patio door giving access onto the balcony to the front of the property and a uPVC double glazed window onto the front enjoying views of Prestatyn hillside.



## Bedroom One

14'2" x 11'0" (4.32m x 3.36m )

Having lighting, power points, radiator, fitted wardrobes, en-suite off, uPVC double glazed window onto the rear, uPVC double glazed double patio doors onto a juliet balcony opening looking onto the rear garden and sand dunes.

## En-suite

8'11" x 3'2" (2.73 x 0.97m )

Comprising of low flush W.C., hand wash basin with stainless steel mixer tap over, walk in shower enclosure with a wall mounted shower head, shaver port, lighting, a wall mounted heated towel rail and an extractor fan .



## Stairs To The Second Floor Landing

Having lighting, a storage cupboard housing the Worcester boiler with doors off.

## Bedroom Two

16'2" x 9'6" (4.95m x 2.90m )

Having lighting power points, radiator and two uPVC double glazed windows to the rear, enjoying views of the sand dunes and North Wales coastline.



## Bedroom Three

12'3" x 9'11" (3.75m x 3.03m )

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

## Bedroom Four

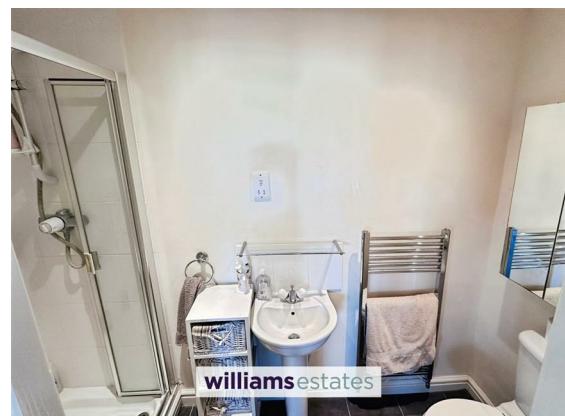
9'0" x 7'6" (2.75m x 2.31m )

Having lighting, power points, radiator and a uPVC double glazed window onto the front enjoying views of the prestatyn hillside.

## Bathroom

9'10" 5'9" (3.02m 1.77m )

Comprising of low flush W.C., hand wash basin with stainless steel mixer tap over, bath with stainless steel mixer tap over, partially tiled walls, inset spot lighting and an extractor fan.



## Outside

The property is approached via a driveway providing space for off road parking for multiple vehicles and access into the garage.

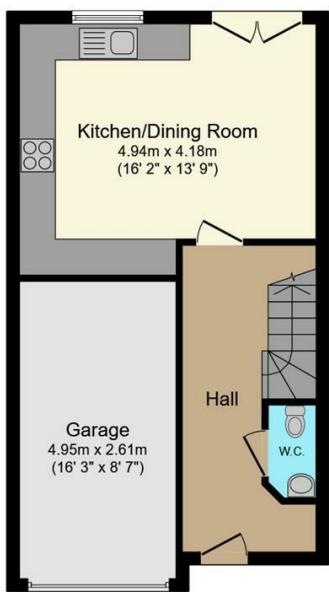
To the rear is an enclosed private garden, bound by timber fencing with a raised decked area and an area that is laid to artificial grass. The paved path then also gives access to a timber gate at the rear, where the field to the rear and the sandunes can be accessed.



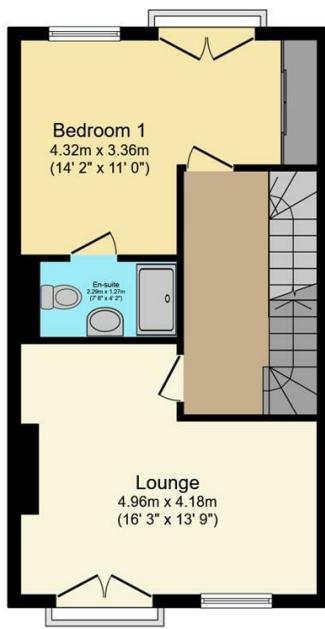
## Garage

16'2" x 8'6" (4.95m x 2.61m )

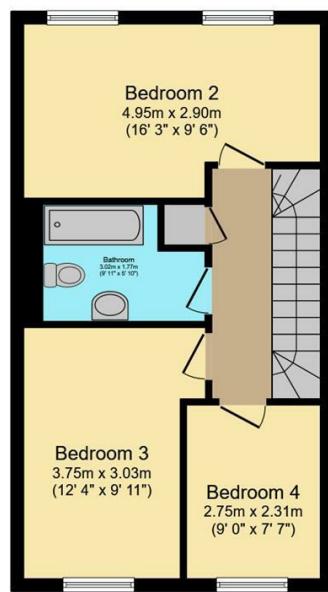
Currently used as a home gym, having an up and over door to the front, lighting and power points.



**Ground Floor**  
Floor area 44.6 sq.m. (480 sq.ft.)



**First Floor**  
Floor area 45.6 sq.m. (491 sq.ft.)



**Second Floor**  
Floor area 45.6 sq.m. (491 sq.ft.)

Total floor area: 135.7 sq.m. (1,461 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		86
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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