

## Ffordd Pendyffryn, Prestatyn, Denbighshire LL19 9DG

£250,000

3 1 2



This well presented three bedroom semi detached family home is situated in a convenient location within walking distance of all amenities. Having a block paved driveway, large rear garden with two outside Storage facilities, two reception rooms, fitted kitchen, conservatory, cloakroom and family bathroom. Early viewing is highly recommended.

Directions From the Prestatyn office turn left onto Meliden Road and right at the mini roundabout, the property will be seen on the left hand side.

## Key Features

- FAMILY HOME
- LARGE REAR GARDEN
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FREEHOLD
- SEMI DETACHED
- CONVENIENT FOR AMENITIES
- CONSERVATORY
- CLOAKROOM & BATHROOM
- EPC - C COUNCIL TAX - D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate agents having carried out a walk through inspection. These sales particulars are prepared under the consumer regulations 2008 and are governed by the business from misleading marketing regulations 2008.