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122 Ffordd Idwal, Prestatyn – LL19 7US
£299,950

122 Ffordd Idwal

Prestatyn, Prestatyn

Welcome to this inviting four bedroom detached family home, set on the popular Tower Gardens development and ready for you to move straight in with no onward chain and vacant possession. Step inside to discover a bright and welcoming lounge, a modern kitchen with plenty of space for family meals, plus a handy utility room to keep things organised. There's an en-suite to the main bedroom (ideal for a little extra privacy), three further well-proportioned bedrooms, and a stylish family bathroom. The property also benefits from a garage, giving you extra storage or parking options. With its easy-to-maintain rear garden offering lovely views of the sand-dunes, you'll enjoy a peaceful outlook while relaxing at home. Just a short stroll from the seaside promenade, this home is perfect for those who love being close to the coast and all its amenities. Offered on a freehold basis, this is a fantastic opportunity to secure a spacious and comfortable family home in a highly sought-after location. Don't miss your chance to view - contact us today to arrange a visit and see all this property has to offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



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Accommodation

via a uPVC double glazed front door, leading into the;
Hallway

Having lighting, stairs to the first floor landing, W.C. off and door off.

W.C.

Comprising of a low flush W.C., hand-wash basin with taps over, lighting, radiator and a uPVC double glazed obscure window onto the front elevation.

Lounge

17' 7" x 12' 4" (5.36m x 3.76m)

Having lighting, power points, radiator, fireplace with complementary surround and hearth, uPVC double glazed box bay window onto the front elevation and an opening into the;

Dining Room

11' 4" x 8' 0" (3.45m x 2.44m)

Having lighting, power points, radiator, uPVC double glazed doors onto the rear elevation and doorway into the;

Kitchen/Breakfast Room

16' 4" x 11' 5" (4.97m x 3.49m)

Comprising of wall, drawer and base units with a complementary worktop over, breakfast bar for dining, sink and drainer with a mixer tap over, voids for under the counter appliances, four ring hob with splashback and extractor fan above, integrated double oven, under the stairs storage cupboard, uPVC double glazed window onto the rear elevation, uPVC double glazed patio doors giving access to the rear garden and a door into the Utility Room.



Utility Room

7' 7" x 5' 3" (2.31m x 1.60m)

Having lighting, power points, radiator, base units with worktop over, wall units, stainless steel sink and drainer with a stainless steel mixer tap over, void for a washing machine and a door onto the side.

Bedroom One

12' 4" x 10' 9" (3.76m x 3.27m)

Having lighting, power points, radiator, uPVC double glazed window onto the rear elevation and an en-suite off.

En-suite

10' 9" x 4' 8" (3.27m x 1.42m)

Comprising of a low flush W.C., vanity hand-wash basin with a stainless steel mixer tap over, lighting, extractor fan, radiator, walk-in shower enclosure and a uPVC double glazed window onto the side elevation.

Bedroom Two

15' 0" x 8' 10" (4.57m x 2.68m)

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

Bedroom Three

13' 8" x 8' 7" (4.16m x 2.61m)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation with unspoilt views of the sand-dunes.

Bedroom Four

11' 1" x 9' 0" (3.39m x 2.75m)

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





Shower Room

6' 6" x 6' 2" (1.97m x 1.87m)

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

Garage

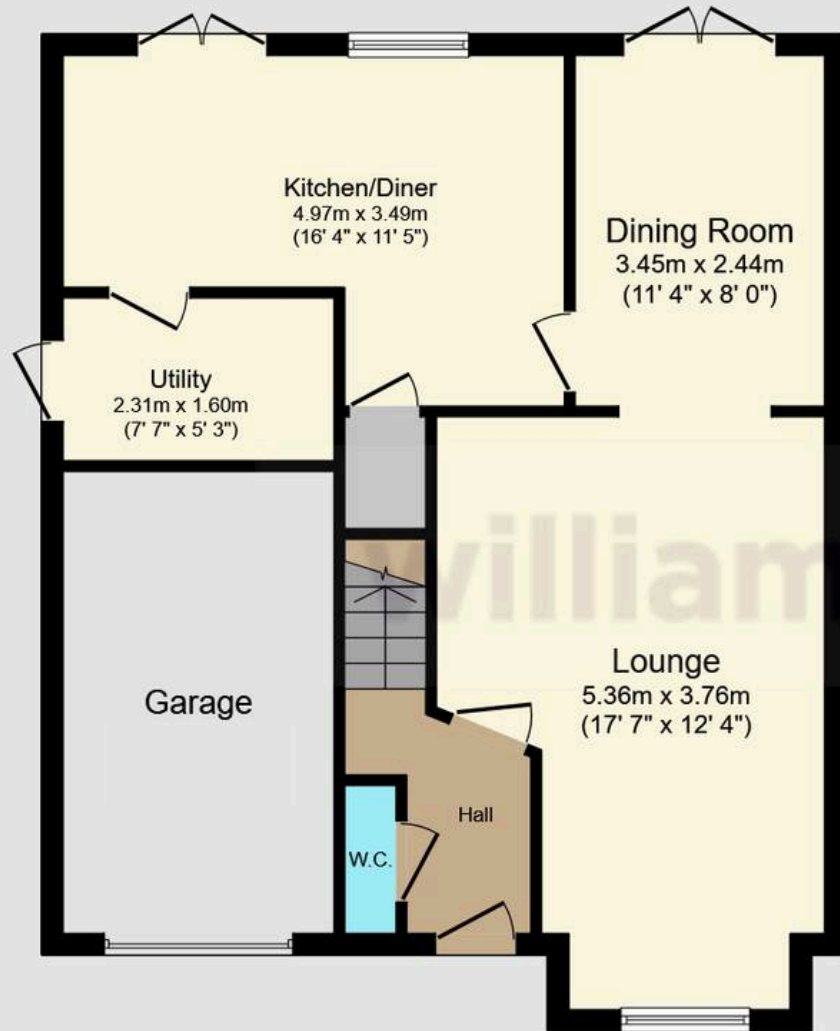
An excellent space for storage or potential conversion subject to necessary permissions being obtained, with an up and over door onto the front.

Garden To the front, the property is approached via a driveway providing ample off-road parking for multiple vehicles. The front garden is also laid to lawn and enjoying a private cul-de-sac location with views of the sand-dunes. To the rear, the garden is mainly laid to lawn and bound by timber fencing. Enjoying a sunny aspect all day long with unspoilt views of the sand-dunes.

DRIVEWAY

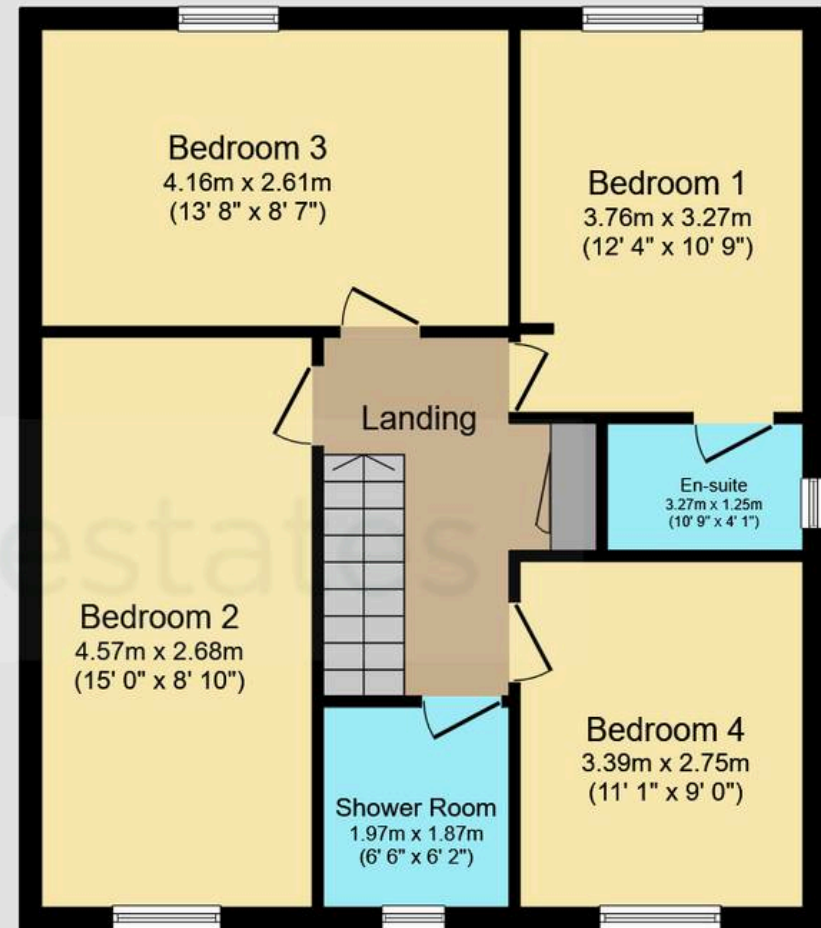
2 Parking Spaces

Ample off-road parking via a driveway



Ground Floor

Floor area 65.9 sq.m. (710 sq.ft.)

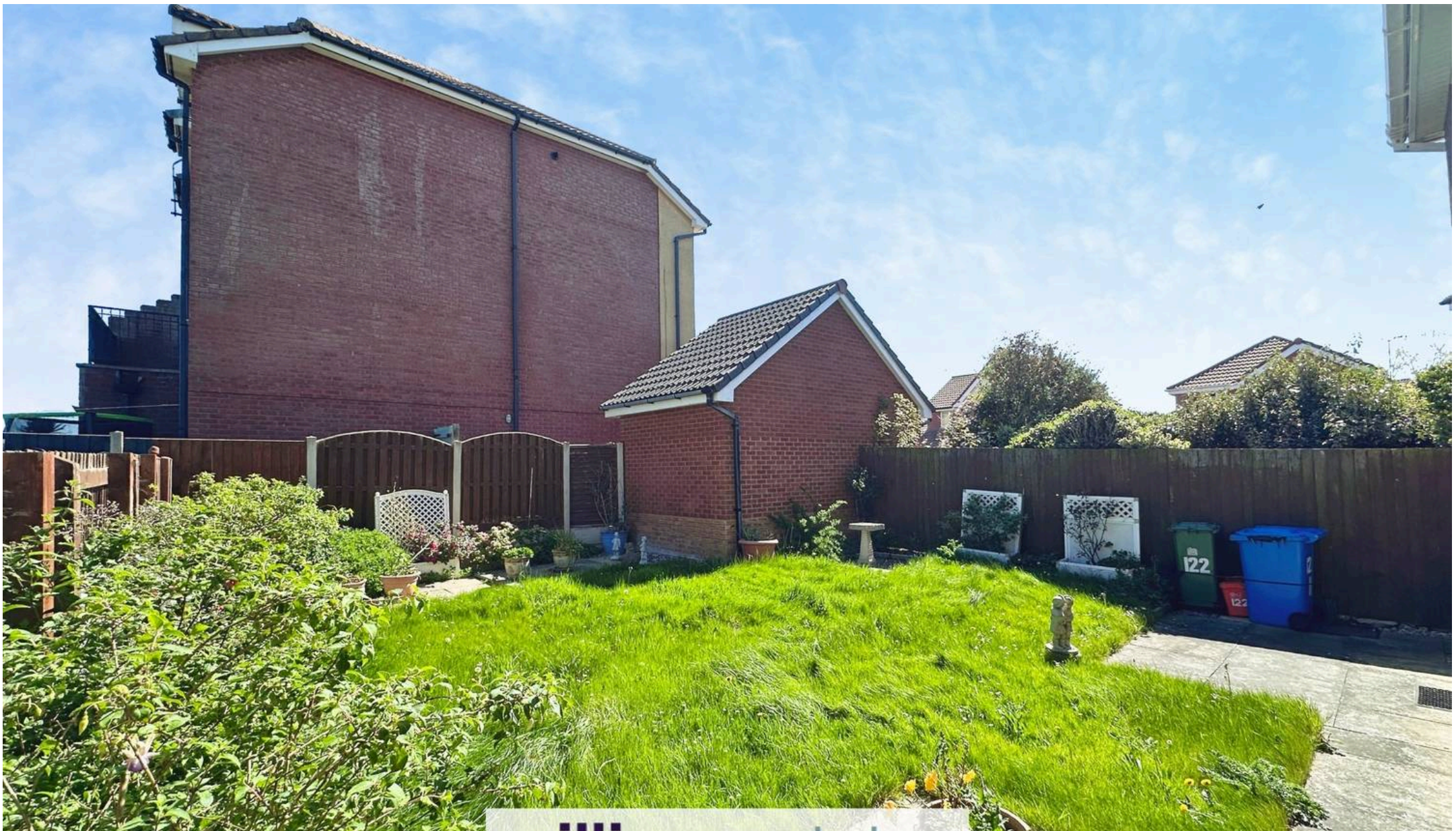


First Floor

Floor area 64.3 sq.m. (692 sq.ft.)

Total floor area: 130.2 sq.m. (1,402 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



Williams Estates Prestatyn Office

Williams Estates, 11 Meliden Road - LL19 9SB

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

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