



**42 Lon Gwyndaf, Prestatyn,  
Denbighshire, LL19 8YG**

**£129,950**

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**EPC - D62    Council Tax Band - B    Tenure - Freehold**

# Lon Gwyndaf, Prestatyn

## 2 Bedrooms - House - Semi-Detached

A semi detached house located in a popular residential area of Prestatyn and within easy access to local amenities and schools. The accommodation briefly comprises of entrance porch, living room, kitchen, two double bedrooms and a bathroom. Outside providing ample off road parking with gardens to the front and rear. Available with no onward chain.



### Accommodation

Via a double glazed door leading into the entrance porch.

### Entrance Porch

Having double glazed window onto the side elevation, electric meter cupboard, laminate flooring and door leading into the living room.

### Living Room

12'3" x 12'0" (3.745 x 3.663)

Having coved ceiling, lighting, power points, TV aerial point, radiator, wall mounted electric fire place, laminate flooring and door leading into the inner hallway.

### Inner Hallway

Having lighting, power points, radiator, stairs off to the first floor landing, laminate flooring and door leading into the kitchen.

### Kitchen

12'1" x 8'10" (3.688 x 2.696)

Fitted with a range off wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap, partially tiled walls, void for free standing fridge freezer, void for slot in cooker, void for washing machine, radiator, laminate flooring, wall mounted Worcester central heating boiler, built in storage cupboard, double glazed window onto the rear elevation and double glazed door allowing access onto the rear garden.

### Stairs Off To The First Floor Landing

Having a turned staircase, an obscure double glazed window onto the side elevation, lighting, power points, built in airing cupboard, loft hatch access and doors off.

### Bedroom One

11'11" x 8'10" (3.637 x 2.713)

Having coved ceiling, lighting, power points, radiator, built in storage cupboard and two double glazed windows onto the rear elevation.





## Bathroom

6'6" x 6'3" (1.994 x 1.906)

Comprising of a low flush W.C., pedestal hand wash basin, panelled bath with shower over, fully tiled walls, radiator and obscure double glazed window onto the side elevation.

## Bedroom Two

12'0" x 9'4" (3.662 x 2.861)

Having lighting, power points, radiator, built in storage cupboard and double glazed window onto the front elevation.

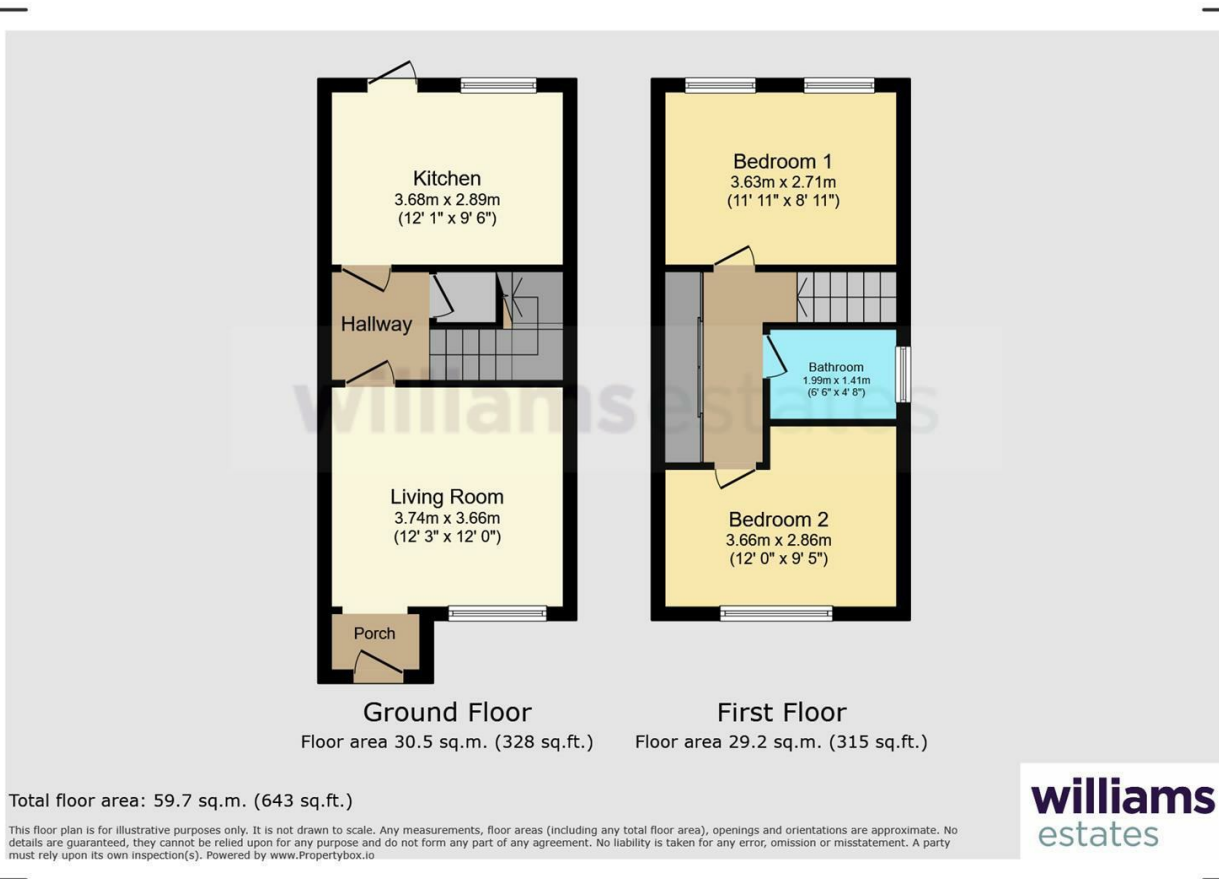
## Outside

The property is approached via a driveway providing amp off road parking. The garden to the front being mainly laid to lawn and bound by fencing. The rear garden having a paved patio, mainly laid to lawn with a decked area to the rear and is bound by fencing.

## Directions

Proceed from Prestatyn office left to the roundabout, take the second exit off onto Ffordd Pendyffryn and the first left turning onto Fforddisa. Continue to the crossroads and turn right onto Ffordd Penrhwylyfa. Take the third left by the Jolly Sailer Public House onto Ffordd Pant y Celyn and the first right turning onto Lon Gwyndaf.





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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.