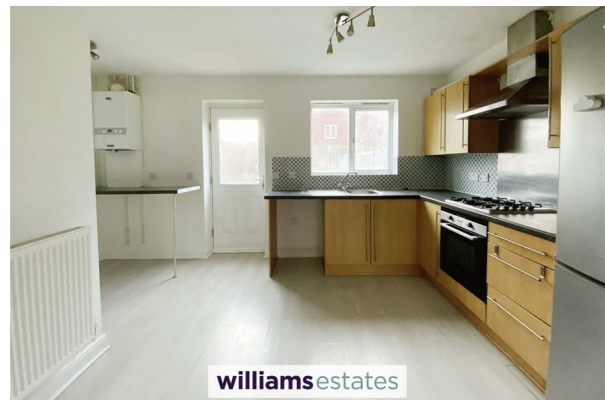


williams estates



**13 Ffordd Cae Felin, Prestatyn,
Denbighshire, LL19 8YN**

£160,000

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EPC - C74 Council Tax Band - C Tenure - Freehold

Ffordd Cae Felin, Prestatyn

3 Bedrooms - House - Terraced

Available with no onward chain. A modern semi detached house situated in a cul de sac position within a popular residential area of Prestatyn and within walking distance to the local amenities and school. The accommodation briefly affords, entrance hallway, living room, kitchen, ground floor cloakroom, three bedrooms and a bathroom. To the outside gardens to the front and rear together with off street parking. The property benefits from having gas fired central heating and double glazing. Viewing highly recommended. EPC rating C74.

Accommodation

Via a double glazed door leading into the entrance hallway.

Entrance Hallway

Having radiator, wall mounted electric trip switches, stairs off to the first floor landing and door leading into the living room.

Living Room

14'0" x 11'8"

Having coved ceiling, ample power points, TV aerial point, radiator, laminate flooring, under stairs storage cupboard, double glazed window overlooking the front elevation and opening leading into the kitchen.

Kitchen

14'10" x 9'0"

Fitted with a range of modern wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, tiled splash back, built in oven and hob with extractor hood over, void for washing machine, void for fridge freezer, wall mounted gas central heating boiler, laminate flooring, double glazed window overlooking the rear elevation, double glazed door allowing access to the rear garden and door leading into the ground floor WC.

Ground Floor Cloakroom

Fitted with a low flush WC, pedestal hand wash basin, radiator and extractor fan.

Stairs Off To The First Floor Landing

Having a double glazed window to the side elevation, power point, loft access hatch, built in storage cupboard and doors off.

Bedroom One

11'8" x 8'8"

Having radiator, power points, TV aerial point and double glazed window overlooking the front elevation.

Bedroom Two

11'4" x 8'2"

Having radiator, power points and double glazed window overlooking the rear elevation.

Bedroom Three

6'5" x 6'1"

Having radiator, power points and double glazed window overlooking the front elevation.

Bathroom

Fitted with panelled bath with shower over, pedestal hand wash basin, low flush WC, heated towel rail, shaver socket, extractor fan and obscure double glazed window.

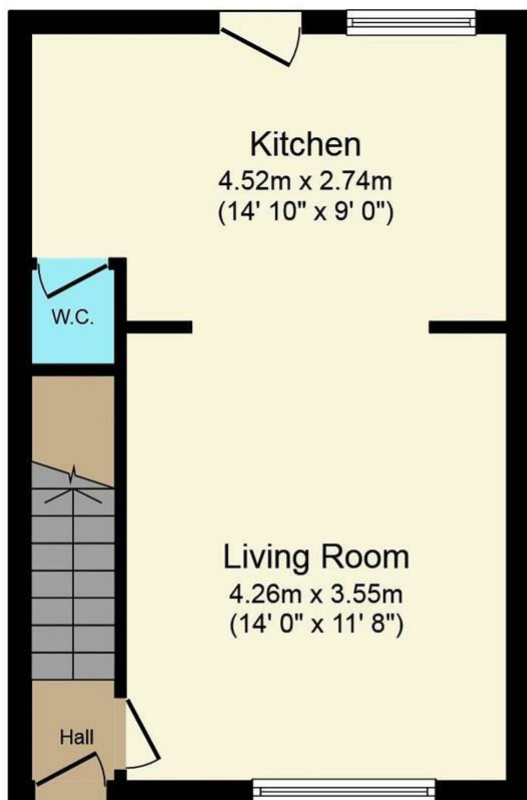
Outside

The property is approached via a driveway providing off street parking. The garden to the front being landscaped for ease if maintenance with a variety of plants and shrubs. A timber gate allows access to the rear garden. The rear garden having a paved patio and is mainly laid to lawn and is bound by fencing.

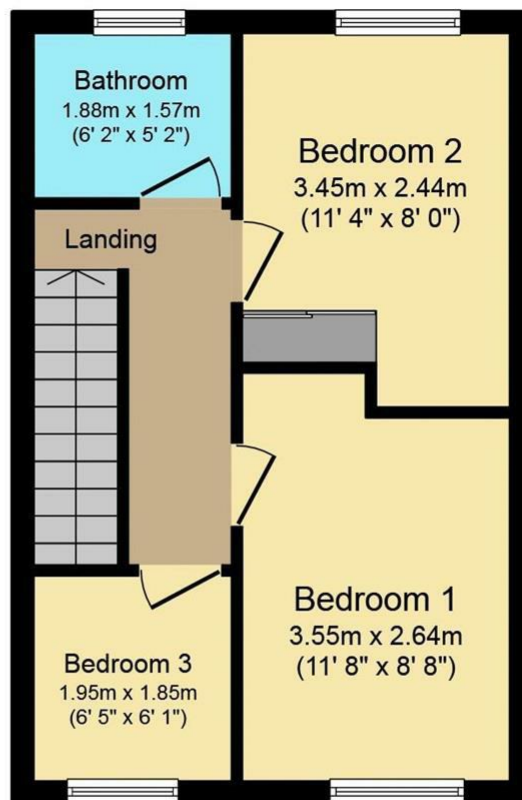
Directions

Proceed from our Prestatyn Office to the mini roundabout opposite Aldi and turn right and then first left onto Fforddisa. Continue over the bridge and continue until reaching the crossroads. Turn right here onto Ffordd Penrhwyflfa and then turn left at the Jolly Sailor public house and proceed down Ffordd Pant Y Celyn, turn left into Cae Felin and the property can be seen on the left hand side.





Ground Floor



First Floor

Total floor area 64.2 m² (691 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			87
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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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.