



**6 Maes Tegid, Prestatyn, Denbighshire,
LL19 8ST**

£170,000

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EPC - D67 Council Tax Band - C Tenure - Freehold

Maes Tegid, Prestatyn

2 Bedrooms - Bungalow - Detached

Available with vacant possession and no onward chain! Situated within a private cul-de-sac location. Located close to all local amenities and within walking distance to Prestatyn Town Centre. Comprising two bedrooms, two bathrooms, lounge, kitchen and rear porch/utility. Added benefits include a garage, off-road parking, gardens to the front and rear, double glazing and central heating. Internal viewing is highly advised to fully appreciate this fantastic property. EPC Rating D67.



Accommodation

via a uPVC double glazed obscure decorative door, leading into the;

Hallway

Having lighting, cupboard for storage housing the electric meter and doors off.

Lounge

14'11" x 10'5" (4.55 x 3.18 (4.54 x 3.17))
Having lighting, power points, radiator, T.V. aerial point, feature fireplace with surround and hearth and uPVC double glazed windows onto the front and rear elevation.

Bedroom One

15'0" x 9'6" (4.57 x 2.90)
Having lighting, power points, radiator, uPVC double glazed obscure window onto the side and a door off into the;

Wetroom

8'4" x 7'10" (2.54 x 2.39)
Ideal for a disabled toilet facility, comprising low flush W.C., lighting, radiator, partially tiled walls, hand-wash basin with taps over, wall-mounted shower head, extractor fan and a uPVC double glazed obscure window onto the side elevation.

Bedroom Two

11'4" x 9'9" (3.45 x 2.97)
Having lighting, power points, radiator, loft access hatch and a uPVC double glazed window onto the front elevation.

Bathroom

7'2" x 5'6" (2.18 x 1.68)
Comprising low flush W.C., hand-wash basin with taps over, bath with taps and shower head attachment over, cupboard housing the central heating boiler, lighting, radiator and a uPVC double glazed obscure window onto the front elevation.



Kitchen

11'9" x 8'5" (3.58 x 2.57)

Comprising wall, drawer and base units with worktop over, void for a freestanding cooker, stainless steel sink and drainer with a stainless steel mixer tap over, lighting, power points, radiator, extractor fan, timber framed single glazed window onto the rear and a single glazed obscure door leading into the;

Rear Porch / Utility

7'11" x 4'4" (2.41 x 1.32)

Having uPVC double glazed windows, space and plumbing for a washing machine and a uPVC double glazed door giving access to the rear garden.

Outside

To the front, the property is approached via a paved pathway, having space for off-road parking with the garden being mainly laid to lawn, enjoying unspoilt views of the hillside.

The rear garden enjoys a sunny and private aspect and is paved for ease and low maintenance whilst being ideal for alfresco dining. It is bound by fencing and has the added benefit of a timber store ideal for storage.

Garage

13'11" x 8'2" (4.24 x 2.49)

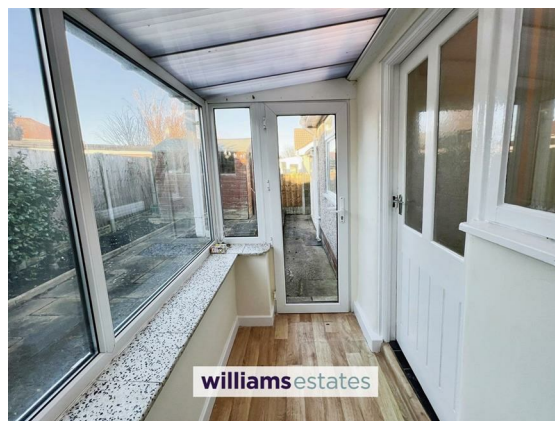
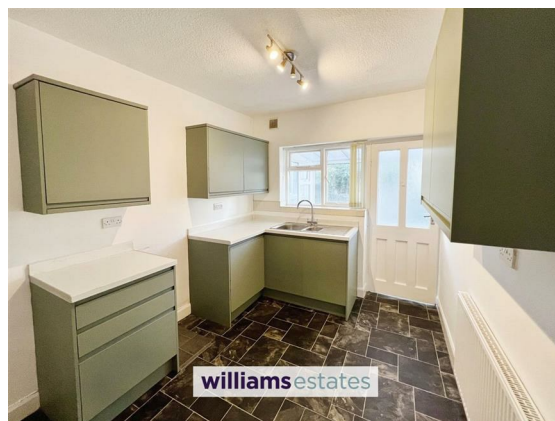
Having lighting, power points, up and over door to the front and a timber door onto the rear.

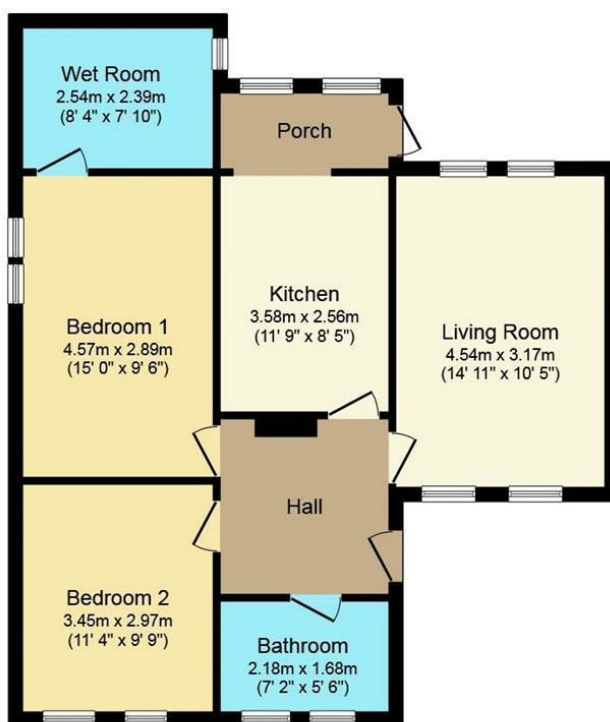
Directions

Proceed from the Prestatyn Office to the mini roundabout taking the right turn on to Ffordd Pendyffryn, turning immediately left onto Fforddisa and Maes Tegid is the second turning on the left. The property can be found on the right hand side.

Additional Notes

The property is situated in a highly desirable location, within walking distance from the Town Centre and local amenities.





Floor plan

Floor area 70.3 sq.m. (757 sq.ft.) approx

Total floor area 70.3 sq.m. (757 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Call us on
01745 888900

Prestatyn@williamsestates.com

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.