

**41 Ceg Y Ffordd, Prestatyn,
Denbighshire, LL19 7YE**

£215,000

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EPC - D59

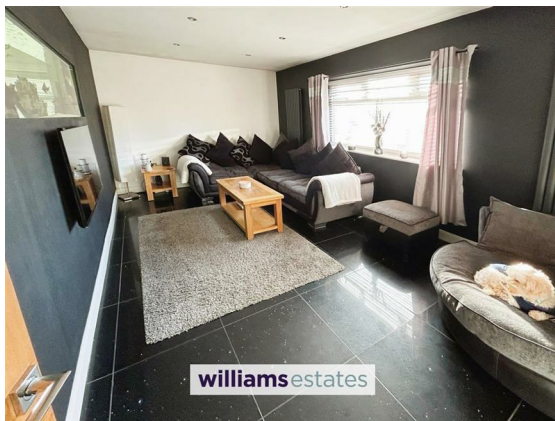
Council Tax Band - C

Tenure - Freehold

Ceg Y Ffordd, Prestatyn

3 Bedrooms - Bungalow - Detached

The perfect example of a spacious three bedroom bungalow. Nestled in a cul-de-sac location on Ceg Y Ffordd this property affords large bedrooms the primary having a large walk-in wardrobe/office, the second bedroom is home to a feature fish tank giving the accommodation a unique attribute. The property sits just a short walk away from the sea-promenade where you can enjoy the Prestatyn coastline and popular sand dunes with established walk and cycle routes. To fully appreciate all this bungalow has to offer viewing is highly encouraged. EPC Rating D 59.



Accommodation

Via a uPVC obscure double glazed door with panelling adjacent leading into the entrance hallway.

Entrance Hallway

Having inset spotlighting, radiator, smoke alarm, loft access hatch, power point, cupboard housing the electric consumer unit and doors off.

Living Room

18'2" x 10'9" (5.54 x 3.28 (5.53 x 3.27))
Having tiled flooring, inset spotlighting, dual modern radiators, TV aerial point, power points, feature inbuilt fish tank and uPVC double glazed overlooking the front elevation.



Kitchen/Diner

19'3" x 7'10" (5.87 x 2.39)
Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, sink and drainer with mixer tap over, void and plumbing for washing machine, integrated dishwasher, induction hob with extractor hood over, dual integrated oven, void for free standing fridge freezer, power points, inset spotlighting, heat detector, uPVC double glazed window to the side elevation, inbuilt island and space for dining, uPVC double glazed window overlooking to the rear elevation and uPVC double glazed door allowing access onto the rear garden.



Bedroom One

13'1" x 10'1" (3.99 x 3.07)
Having lighting, power points, radiator, TV aerial point and sliding doors leading into the dressing area.

Dressing Area

Modern fitted wardrobes with mirrored doors either side, lighting, power points and a uPVC double glazed window overlooking the rear elevation.

Bedroom Two

13'6" x 9'7" (4.11 x 2.92)

Having inset spotlighting, power points, radiator, built in wardrobes, feature fish tank which overlooks into the living room and a uPVC double glazed window overlooking the side elevation.



Bedroom Three

10'2" x 7'3" (3.10 x 2.21)

Having lighting, radiator, power points, fitted wardrobes and uPVC double glazed window to the side elevation.

Family Bathroom

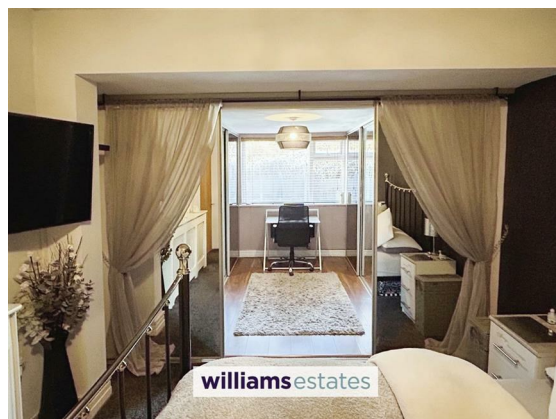
7'10" x 4'5" (2.39 x 1.35)

Fitted with a corner jacuzzi bath with telephonic and rainforest shower head above, low flush WC, vanity hand wash basin with mixer tap over, fully tiled walls, tiled flooring, heated towel rail, inset spot lighting and uPVC obscure double glazed window to the side elevation.

Outside

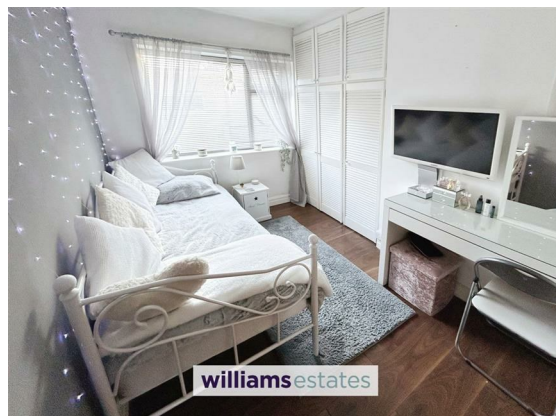
The property is approached via a slate gravel driveway leading up to wall hung wrought iron gates. To the side of the property the driveway continues to the rear, paved for ease of low maintenance.

The rear garden is sectioned via timber fencing with slate gravel borders, artificial grass and raised decked area displaying a well-maintained garden, enjoying a sunny aspect ideal for enjoying the warmer weather.



Directions

From our Prestatyn office head left towards the mini roundabout. At the roundabout head right onto Ffordd Pedyffryn and immediately turn left onto Fforddisa. Continue along Fforddisa turning right onto Ffordd Pedyffryn just before the One Stop. Follow this road and head over the railway bridge. After the bridge take the first left onto Ceg-y-Ffordd. You will find this property on your left hand side.





Floor Plan

Total floor area 86.2 m² (927 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.