

11 Rhodfa Celyn, Prestatyn, Denbighshire, LL19 9LB

£229,950

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EPC - D64

Council Tax Band - D

Tenure - Freehold

Rhodfa Celyn, Prestatyn

2 Bedrooms - Bungalow - Detached

A well presented detached bungalow situated in a quiet cul de sac location and within walking distance of the town centre amenities. The accommodation briefly comprises of entrance hallway, good sized living room, modern fitted kitchen, two double bedrooms and a modern fitted bathroom. Outside having driveway for off street parking, low maintenance garden to the front and enclosed rear garden which is a particular feature of the property enjoying a sunny aspect and views towards the coastline. EPC rating D 67.



Accommodation

Via a double glazed door with matching side panel leading into the entrance hallway.

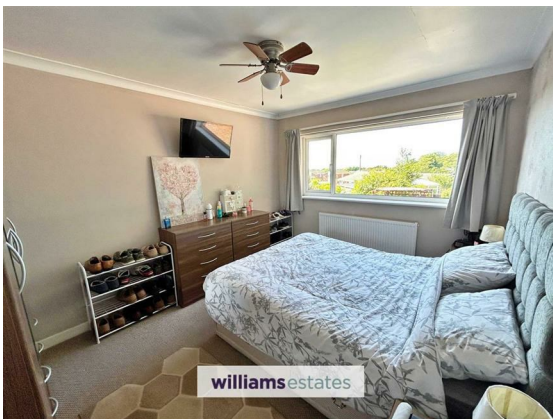
Entrance Hallway

Having coved ceiling, radiator, power points, electric meter cupboard, loft hatch access, two built in storage cupboards and doors off.

Living Room

21'4" x 12'4"

Having coved ceiling, ample power points, TV point, radiator, inglenook fireplace housing a multi fuel burner, laminate flooring, inset spotlighting, double glazed window overlooking the side elevation and two double glazed window overlooking the front elevation enjoying views of the hillside.



Kitchen

10'7" x 9'7"

Fitted with a range of high gloss wall, drawer and base units with complementary worktop surfaces over, sink and drainer with mixer tap over, built in oven and microwave, four ring gas hob with extractor hood over, tiled splash back, void for washing machine and fridge freezer, radiator, inset spotlighting, laminate flooring, double glazed window to the side elevation and double glazed door allowing access to the rear garden.

Bedroom One

12'11" x 10'0"

Having coved ceiling, radiator, power points, TV point and double glazed window overlooking the rear elevation enjoying views of the garden and towards the coastline.



Bedroom Two

10'2" x 9'8"

Having coved ceiling, power points, radiator and double glazed window overlooking the rear elevation enjoying views of the rear garden and towards the coastline.

Bathroom

7'0" x 5'7"

Fitted with a white three piece suite comprising of low flush WC, hand wash basin, P shaped bath with waterfall and telephonic shower heads over, tiled walls, laminate flooring, heated towel rail, extractor fan and obscure double glazed window to the side elevation.

Outside

The property is approached via double wrought iron gates allowing access onto the driveway providing off street parking. The garden to the front being landscaped for ease of maintenance and bound by wall and fencing. The driveway leads to wooden gates allowing access to the rear and detached garage. The rear garden being a particular feature of the property enjoying a sunny aspect and landscaped for ease of maintenance with a variety of plants, shrubs and trees, vegetable patch, bound by fencing and has the added benefit of a greenhouse and outside store.

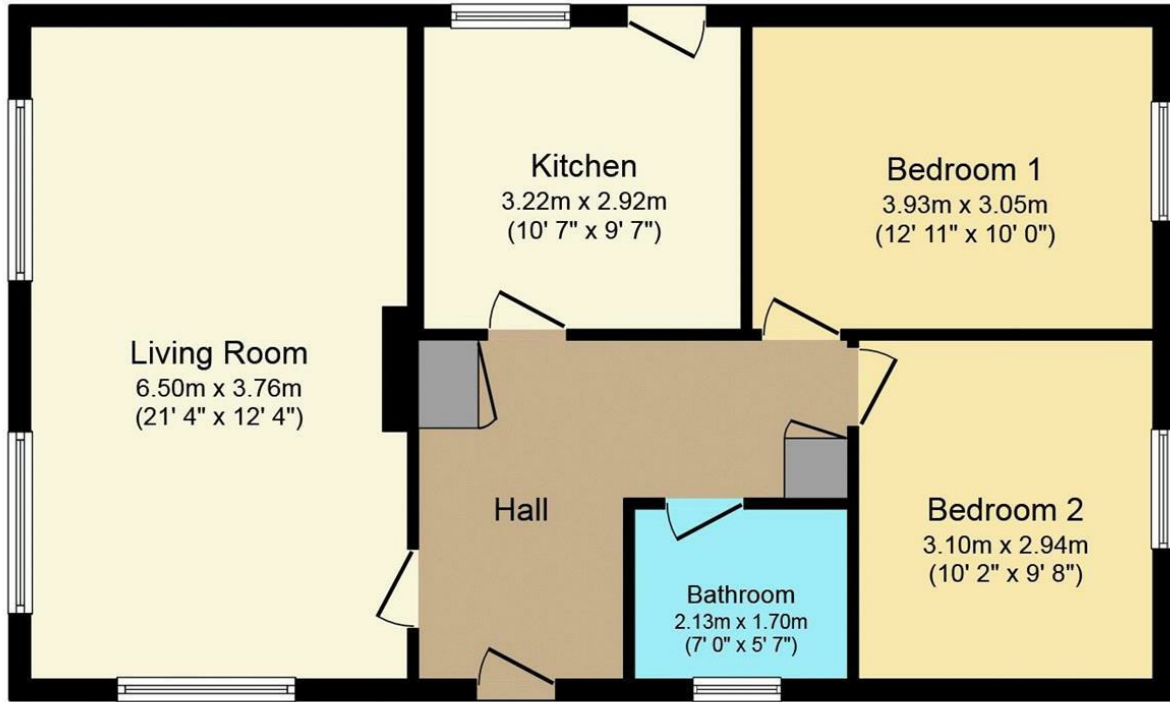
Detached Garage

Having up and over door, personal door allowing access to the rear garden and power and lighting.

Directions

Proceed from the Prestatyn Office onto Gronant Road passing the duck pond taking the third right onto Ffordd Onnen. Follow the road round turning left onto Rhodfa Celyn and the property can be found at the end of the cul de sac on the left hand side.





Floor Plan

Floor area 72.7 sq.m. (782 sq.ft.) approx

Total floor area 72.7 sq.m. (782 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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.