



**8 Ffordd Penrhwyfa, Prestatyn,
Denbighshire, LL19 8AD**

£280,000

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EPC - D59

Council Tax Band - C

Tenure - Freehold

Ffordd Penrhwyfa, Prestatyn

3 Bedrooms - Bungalow - Detached

A beautifully presented three bedroom detached bungalow with stunning views of open countryside, located in a quiet cul-de-sac location and within easy access to the local amenities and seaside promenade. The spacious accommodation comprises of entrance porch, entrance hallway, modern open plan living room, dining room and modern high gloss kitchen, three double bedrooms and a family bathroom. To the outside the garden to the front having a larger than average driveway providing ample parking for several vehicles and the enclosed rear garden being a particular feature of the property with stunning views of the open countryside. The property benefits from having gas fired central heating and double glazing. Viewing highly recommended to fully appreciate what the property has to offer. EPC rating D 59.



Accommodation

Via a double glazed door leading into the entrance porch.

Entrance Porch

Having double glazed windows surrounding and a timber glazed door leading into the entrance hallway.

Entrance Hallway

Having electric meter cupboard, radiator, power points, telephone socket, loft access hatch with pull down ladder and doors off.

Open Plan Living Area

With modern open plan living area comprising of dining area, living and modern fitted kitchen.

Dining Area

14'8" x 9'11"

Having modern wall mounted radiator, tiled flooring, power points, double glazed window overlooking the side elevation and opening leading into the living area and modern kitchen.

Kitchen/Living Area

22'9" x 12'0"

The kitchen is fitted with a range of high gloss wall, drawer and base units, central island with complementary worktop surfaces over, stainless steel sink and drainer with mixer tap over, halogen hob, eye level oven and microwave, integrated fridge freezer, integrated dishwasher, void for washing machine, modern wall mounted radiator, double glazed door allowing access to the side elevation and double glazed patio doors allowing access onto the rear garden enjoying the views of the open fields. The living area having tiled flooring, wall mounted modern radiator, power points, TV aerial point and double glazed patio doors allowing access onto the rear garden with views of the open fields.



Bathroom

10'6" x 4'10"

Fitted with a white three piece suite comprising of panelled bath with shower over, pedestal hand wash basin, low flush WC, heated towel rail, tiled walls, vinyl flooring and obscure double glazed window to the side elevation.

Bedroom One

13'1" x 10'10"

Having power and lighting, wall mounted modern radiator and double glazed window overlooking the side elevation.



Bedroom Two

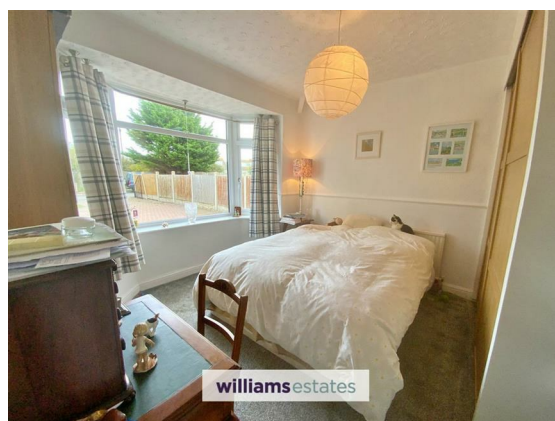
11'9" into the bay x 10'10"

Having radiator, power points, fitted wardrobes with sliding doors and double glazed bay window overlooking the front elevation onto the front garden enjoying distant views of the hillside.

Bedroom Three

10'7" x 8'1"

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

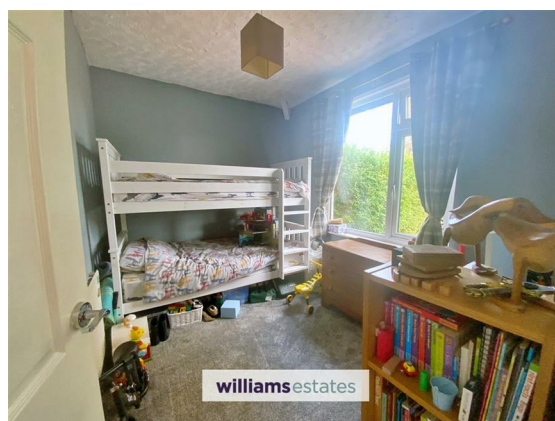


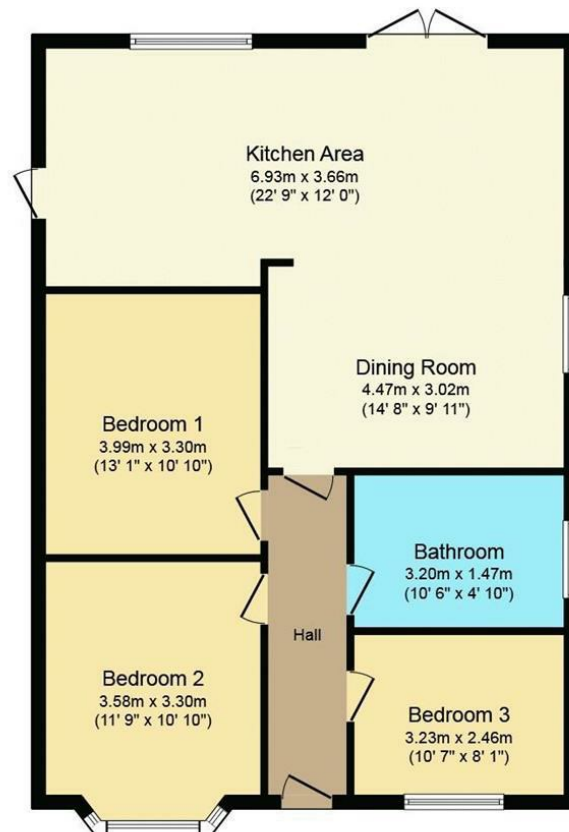
Outside

The property is approached via double wrought iron gates with matching balustrades allowing access onto the larger than average blocked paved driveway providing ample parking for several vehicles. The front garden being laid to lawn with a feature circular paved area and is bound by hedge and fencing with a single timber gate leading to the side of the property which is paved for ease of maintenance with a further timber gate allowing access onto the rear garden. The rear garden is a particular feature of the property and enjoys a sunny aspect with views of open countryside. The enclosed rear garden being mainly laid to lawn with an abundance of mature plants, trees and shrubs and is bound by fencing.

Directions

Proceed from Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyffryn and next left onto Fforddisa. Continue to the crossroads and turn right onto Ffordd Penrhwylyfa, continue along over the small roundabout and before the railway bridge turn left where the property can be found on the left hand side by way of a For Sale Board.





Floor Plan

Total floor area 91.6 m² (986 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(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.