



**49 Fforddisa, Prestatyn, Denbighshire,  
LL19 8DT**

**£285,000**

 3  1  3  E

**EPC - E44**

**Council Tax Band - E**

**Tenure - Freehold**

# Fforddisa, Prestatyn

## 3 Bedrooms - House - Detached

Check out this stunning three-bed detached house in Prestatyn! It boasts beautiful wrap around gardens with brick built barbecue - perfect for summer parties! The modern kitchen diner is a chefs dream, and benefitting from two reception rooms it meets all your entertainment needs. Plus, it's just a short walk to local schools, the bustling high-street and retail park. Don't miss the opportunity to make this house your home! EPC Rating: E 44.



### Accommodation

via a uPVC door leading into;

### Entrance Hall

Having lighting, centralised staircase off, cupboard housing meters, radiator, windows to the front elevation and doors off to both reception rooms;

### Living Room

14'11" x 13'2" (4.55 x 4.01)

Having lighting, power point, t.v. aerial point, inglenook fireplace with floating mantel above, uPVC double glazed window to the the side elevation, large uPVC double glazed bay window with feature window seat overlooking the front garden and an open archway leading into;

### Kitchen/Diner

30'0" x 8'4" (9.14 x 2.54)

Having ample dining space with uPVC double glazed window to rear and side elevation with uPVC double glazed patio doors providing access to the rear, power points, lighting and large storage cupboard. Leading into the kitchen which comprises modern wall, drawer and base units with complementary worktops over, void for free-standing oven with extractor hood above, sink with half drainer and mixer tap above, void for free-standing fridge freezer, pantry off, tiled splash backs, underfloor heating throughout, inset spotlighting, additional power points, uPVC double glazed patio doors providing access to the side elevation and open archway leading into;



### Utility Room

8'4" x 4'4" (2.54 x 1.32)

Having lighting, power points, void and plumbing for both washing machine and tumble dryer, radiator, wall-mounted boiler and window to the side elevation.

### Cloakroom

7'6" x 5'11" (max) (2.29 x 1.80 (max))

Comprising low flush W.C., in-vanity hand wash basin with mixer tap over, lighting, extractor fan, feature exposed brick and further storage under stairs ideal for coat hanging.

### Sitting Room/Bedroom Four

13'0" x 10'1" (3.96 x 3.07)

Having lighting, radiator, power points, T.V point and uPVC double glazed bay window to the front elevation, uPVC double glazed window to the side elevation.



### Stairs To First Floor Landing

Having centralised staircase leading to the first floor landing with loft access hatch having pull down ladder, power points, radiator and uPVC window to the rear overlooking the hillside and doors off;

### Bedroom One

13'1" x 10'2" (min) (3.99 x 3.10 (min))

Having inset lighting, power points, fitted bedroom furniture, power points, radiator and two uPVC double glazed windows to the front elevation.

### Bedroom Two

13'1" x 7'6" (3.99 x 2.29 (3.98 x 2.28))

Having power points, radiator, lighting and uPVC double glazed window to side and rear elevations letting in plenty of natural light.

### Bedroom Three

9'7" x 7'2" (2.92 x 2.18)

Having lighting, power points, radiator and uPVC window to the rear with views out to Prestatyn hillside.

### Bathroom

Comprising corner panelled bath with taps over and rainforest shower head above, low flush W.C., wall-mounted sink with mixer tap over, tiled flooring, lighting and obscured glazed window to the rear elevation.

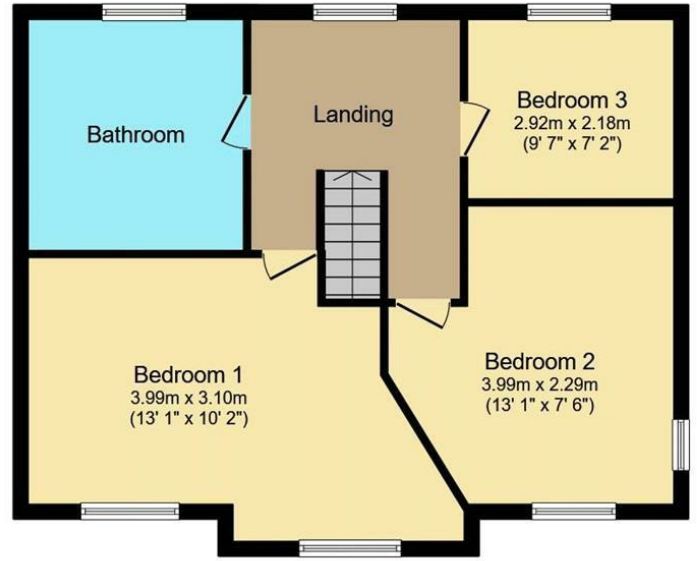
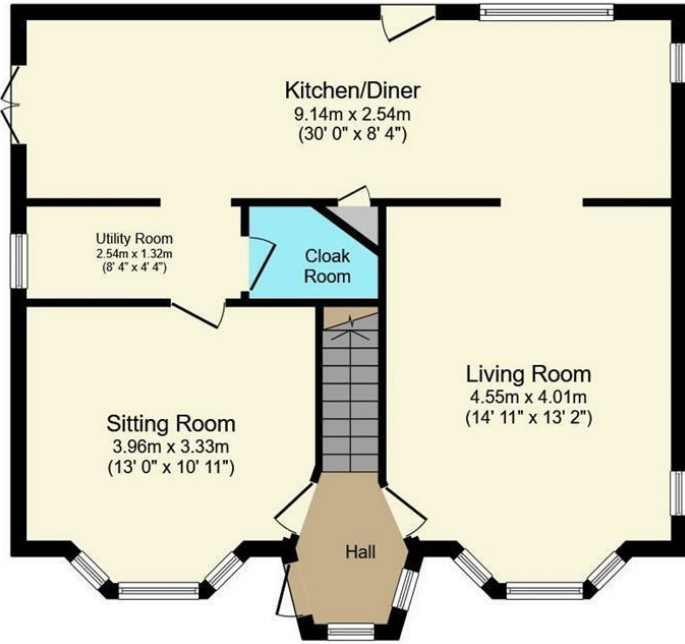
### Outside

Situated on a generous plot having a timber gate leading onto the front garden which is laid to lawn and enclosed by mature hedging for privacy with a small decked area enabling you to follow the all-day sun. The garden continues along a block paved footpath surrounding by flowers and shrubs to the side elevation with a crazy paved patio area to enjoy al fresco dining with brick built BBQ and pergola above, continuing to the rear elevation and timber gate leading to the paved off street parking area for up to three cars and detached garage with up and over door.

### Directions

proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Take the first left onto Fforddisa and continue over the railway bridge and continue along passing Knowles Avenue and No 49 can be found on the left hand side by way of the For Sale board on the corner of Fairview Avenue





Total floor area 135.8 sq.m. (1,462 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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