



**35 Ffordd Ffynnon, Prestatyn,  
Denbighshire, LL19 8BD**

**£240,000**

 3  1  2  C

**EPC - C71**

**Council Tax Band - D**

**Tenure - Freehold**

# Ffordd Ffynnon, Prestatyn

## 3 Bedrooms - Bungalow - Semi Detached

A well presented linked detached bungalow situated in a popular residential location of Prestatyn with views of the hillside and within close proximity to local amenities. The accommodation briefly comprises of entrance porch, hallway, living room, dining room, kitchen, three bedrooms and a bathroom. To the outside gardens to the front and rear together with driveway and garage. The property benefits from having gas fired central heating and double glazing. EPC rating E42. Available with no onward chain.



### Accommodation

Via a double glazed door leading into the entrance porch.

### Entrance Porch

Having double glazed windows surrounding, tiled flooring and timber glazed door allowing access to the hallway.

### Entrance Hallway

Having coved ceiling, radiator, power points, telephone socket, smoke alarm, loft hatch access (loft has been insulated), built in storage cupboard and doors off.

### Living Room

15'11" x 11'6" (4.85 x 3.51)

Having coved ceiling, radiator, power points, TV aerial point, fireplace housing an electric fire, opening leading into the dining area and double glazed door with matching side panel allowing access onto the rear garden enjoying views of Prestatyn Hillside over open countryside.



### Dining Room

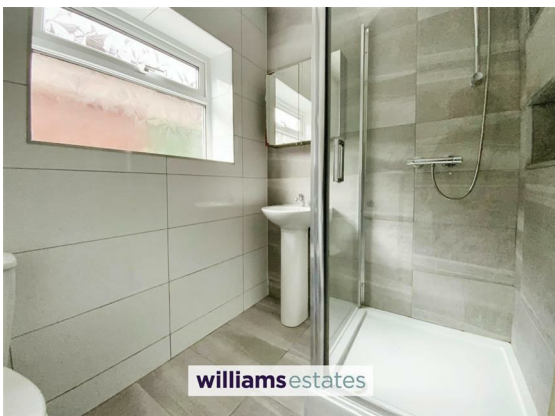
10'0" x 7'6" (3.05 x 2.29)

Having coved ceiling, radiator, double glazed windows over looking the rear garden enjoying views of the hillside and sliding door allows access to the kitchen.

### Kitchen

11'10" x 10'4" (3.61 x 3.15)

Having coved ceiling and fitted with a range of wall, drawer and base units with worktop surfaces over, void for washing machine, slot in cooker, fridge freezer, stainless steel sink and drainer with mixer tap over, double glazed window to the side elevation, vinyl flooring, strip lighting, power points and double glazed door allowing access to the side which in turn leads to the rear garden.



### Bedroom 1

10'9" max x 8'3" max (3.28 max x 2.51 max)  
Having coved ceiling, radiator, power points, wall light point and double glazed window over looking the rear elevation enjoying views of the hillside over open countryside.

### Bedroom 2

16'0" x 8'11" (4.88 x 2.72)  
Having coved ceiling, radiator, power points, telephone socket and double glazed window over looking the front elevation.

### Bedroom 3

10'11" x 8'11" (3.33 x 2.72)  
Having coved ceiling, radiator, power points and double glazed window over looking the front elevation.

### Shower Room

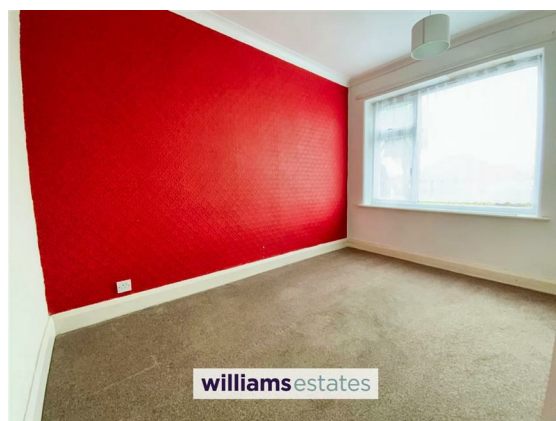
Fitted with a modern three piece suite comprising low flush WC, pedestal hand wash basin, shower enclosure with wall mounted shower, tiled walls, tiled flooring, extractor fan and obscure double glazed window to the side elevation.

### Outside

The property is approached via double wrought iron gates allowing access onto the driveway which in turn leads to an attached garage with electric up and over door and houses the gas and electric meters. The garden to the front being mainly laid to lawn with a variety of plants and shrubs surrounding. A timber gate allows access to the rear garden. The garden to the rear again being mainly laid to lawn, having outside water supply and lighting, bound by wall and hedging enjoying views of Prestatyn Hillside over the open countryside.

### Directions

Proceed from the Prestatyn office to the mini roundabout taking the the second exit onto Ffordd Pendyffryn. Turn immediate left onto Fforddisa and continue along past the cross road which leads to Ffordd Ffynnon and the property can be found on the left hand side.





## Floor Plan

Total floor area 97.2 m<sup>2</sup> (1,046 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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