



**17 Pen Tywyn, Prestatyn, Denbigshire,
LL19 7RH**

£169,950

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EPC - D63

Council Tax Band - C

Tenure - Freehold

Pen Tywyn, Prestatyn

3 Bedrooms - House - Semi-Detached

Introducing a perfect family starter home! Located close to the Town Centre and local amenities, including the local bus and train stations, with a small children's play area opposite. This modern and stylish accommodation offers a living room, kitchen diner, rear lean-to, three bedrooms and bathroom, together with gas central heating and double glazing throughout. EPC Rating D-63.



Accommodation

via a uPVC double glazed door leading into the;

Entrance Hall

Having lighting, cupboard housing the electrics, space for shoe storage / coat hanging and a door off into the;

Living Room

17'6" x 14'6"

Having lighting, power points, radiator, uPVC double glazed window onto the front elevation, stairs to the first floor landing, cupboard under the stairs for storage and a door off into the;

Kitchen/Diner

14'6" x 8'0"

A modern fitted Kitchen, comprising of wall, drawer and base units with a complementary worktop over, sink and drainer with a stainless steel telephonic mixer tap over, integrated electric oven, four ring induction hob, partially tiled walls, lighting, power points, radiator, storage cupboard, space for dining, space for a freestanding fridge/freezer, single glazed window onto the rear and a timber framed single glazed door leading into the;

Rear Lean to

16'2" x 8'0"

Having plumbing for a washing machine, power points, timber door leading into the garage and timber sliding doors leading into the rear garden.

Stairs to the First Floor Landing

Having lighting, power point, loft access hatch, uPVC double glazed window onto the side elevation with views of the Prestatyn hillside and doors off.

Bedroom One

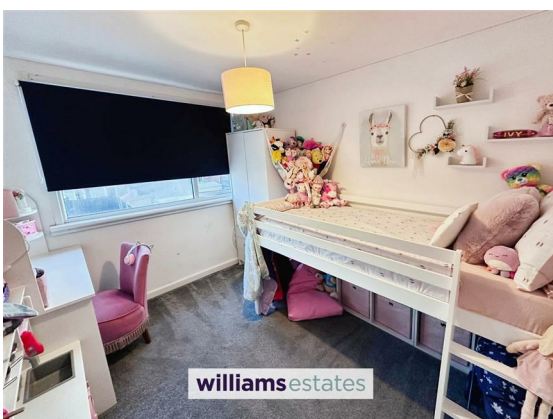
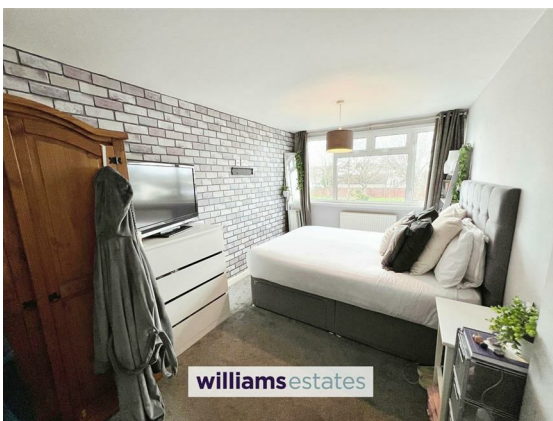
14'3" x 8'7"

Having lighting, power points, radiator and a uPVC double glazed window onto the front elevation.

Bedroom Two

10'1" x 8'2"

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.



Bedroom Three

10'0" x 5'8"

Having lighting, power points, radiator, cupboard for storage and a uPVC double glazed window onto the front elevation.



Bathroom

6'1" x 6'0"

A modern fitted suite, comprising of a p-shaped bath with mixer tap over and a wall mounted shower, low flush W.C., vanity hand-wash basin with mixer tap over, fully tiled walls and floors, lighting, wall mounted heated towel rail and a uPVC double glazed obscure window onto the rear elevation.

Outside

The property is approached via a long driveway providing ample space for off-road parking with the front garden being of ease and low maintenance being laid to lawn.

To the rear, the garden has an area that is laid to lawn, raised decked patio ideal for alfresco dining, being bound by timber fencing and enjoying a sunny aspect all day long. The garage can also be accessed from the rear garden.



Rear Garage

26'4" x 9'0"

Having lighting, glazed window onto the side, door to the front and door to the side/rear.

Directions

proceed from our Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyffryn and proceed over the railway bridge and turn left on the top of the bridge onto Sandy Lane. Turn left onto Glan y Gors and first right onto Pen Tywyn where the property can be found on the left hand side.





Total floor area 103.1 m² (1,109 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) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.