



**5 Lon Delyn, Prestatyn, Denbighshire,
LL19 9LW**

£185,000

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EPC - C71 Council Tax Band - C Tenure - Freehold

Lon Delyn, Prestatyn

3 Bedrooms - House - Semi-Detached

A modern three bedroom semi-detached family house situated in a popular residential location also a short walk to local schools, seaside promenade together with town centre amenities and bus and train stations. The well presented accommodation offers a living room, kitchen/dining room, three bedrooms, master with ensuite and family bathroom. There are low maintenance, good size front and rear gardens with ample off-road parking.
EPC Rating - C 71



Accommodation

Via a uPVC double glazed obscure door leading into:

Entrance Hallway

6'10" x 2'9"

Having lighting, power point, lighting, stairs to the first floor landing and door off.

Living Room

17'11" x 11'4"

Having lighting, power points, t.v aerial point, radiator, storage under the stairs and a uPVC double glazed window onto the front elevation.

Kitchen/Diner

14'7" x 8'8"

Comprising of wall, drawer and base units with worktops over, radiator, built in Samsung oven with four ring gas hob over, extractor fan, stainless steel sink and a half with drainer, void for a free standing fridge freezer, void for a washing machine, partially tiled walls, space for a dining table, uPVC double glazed window onto the rear and a uPVC double glazed patio door giving access to the rear garden.

First Floor Landing

Having lighting, power point, uPVC double glazed window onto the side elevation, loft access, airing cupboard and doors off.

Bedroom One

13'9" x 8'8"

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

En-suite

Comprising of a low flush W.C, wash hand basin, walk in shower enclosure with a wall mounted shower, lighting, partially tiled walls and an extractor fan.

Bedroom Two

8'8" x 8'6"

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



Bedroom Three

8'10" x 5'10"

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

Bathroom

6'9" x 5'5"

Comprising of a low flush W.C, wash hand basin, bath with wall mounted shower, wall mounted heated towel rail, tiled walls, lighting and a uPVC double glazed obscure window onto the rear elevation.

Outside

The front of the property is approached via a driveway providing ample off road parking. The front garden is mainly laid to lawn.

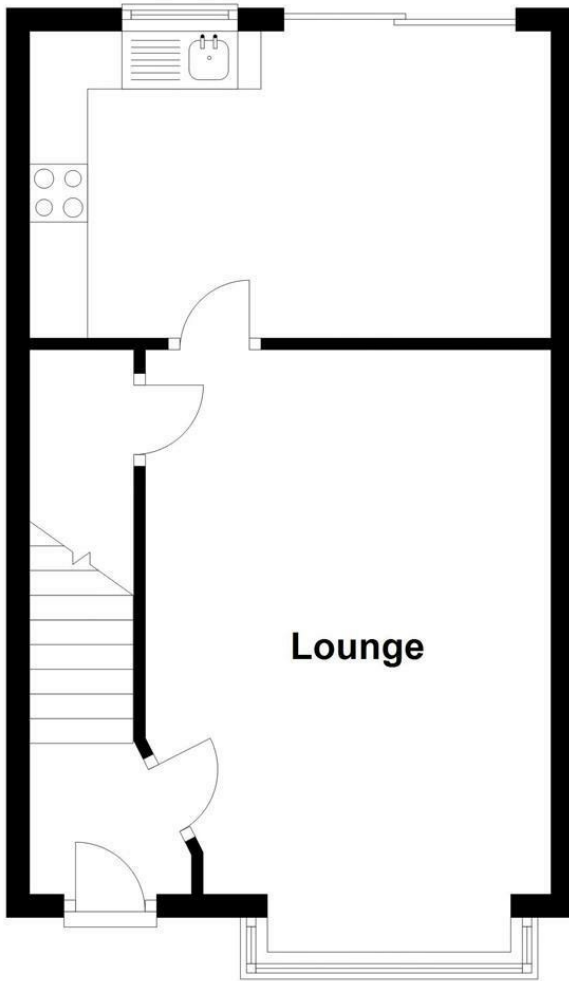
The rear garden is mainly laid to lawn, having a paved area ideal for outdoor dining and bound by timber fencing for privacy.

Directions

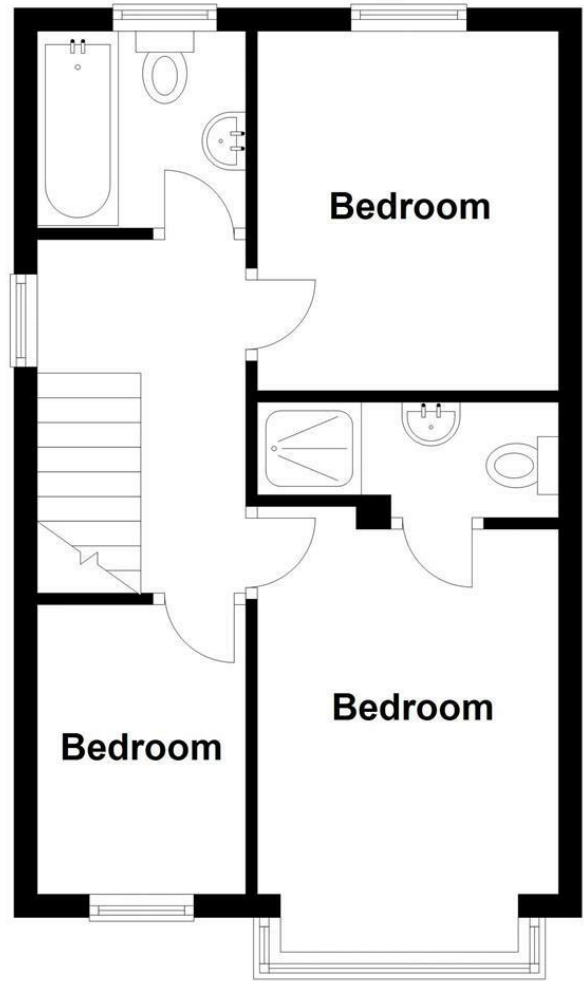
Proceed right from Prestatyn office and proceed onto Gronant Road and continue past Prestatyn Tennis Courts taking the next left onto Mostyn Avenue. At the crossroads proceed straight over to the T junction and turn left to enter Ffordd Parc Bodnant. Carry the road to the end and veer left and take the second right turning onto Lon Delyn where the property can be seen on the right hand side and by way of a For Sale board.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
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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.