



**33 Lon Gwyndaf, Prestatyn,  
Denbighshire, LL19 8YG**

**£140,000**

 2  1  1  D

**EPC - D67**

**Council Tax Band - B**

**Tenure - Freehold**

# Lon Gwyndaf, Prestatyn

## 2 Bedrooms - House - Semi-Detached

Available with No Onward Chain! Ideal for First Time Buyers, this lovely two bedroom semi detached house is situated in a popular cul-de-sac position close to local amenities.

The property benefits from gas fired central heating and double glazing, and briefly comprises of living room, kitchen, two bedrooms, and a family bathroom. EPC Rating: D 67.



### Accommodation

Via a uPVC double glazed decorative door leading into the;

### Entrance Hall

Having a uPVC obscure glass panel to the side elevation and an in-built storage cupboard incorporating the gas meter.

### Living Room

12'1" x 12'1"

Having lighting, radiator, T.V. aerial, internet access point and a uPVC double glazed window to the front elevation.

### Inner Hallway

Having power point, radiator and stairs off to the First Floor Landing.

### Kitchen

11'11" x 9'0"

Having lighting, power points, radiator, uPVC double glazed obscure door to the rear, uPVC double glazed window overlooking the rear, void and plumbing for a washing machine, wall, drawer and base units with worktops over, single stainless steel sink and drainer with mixer tap over, integrated electric oven and four ring electric hob with extractor hood over, tiled splashbacks, laminate flooring and an understairs storage area incorporating the electric meter.

### First Floor Landing

Stairs from the inner hallway having double glazed obscure uPVC window overlooking the side elevation, leading to the First Floor Landing which has lighting, power point, loft access hatch and an inbuilt airing cupboard housing the boiler.

### Bedroom One

12'2" x 9'2"

Having lighting, power points, radiator, storage cupboard and dual aspect uPVC windows overlooking the rear elevation.



## Bedroom Two

12'0" x 8'11"

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

## Bathroom

7'5" x 6'4"

Having lighting, radiator, low flush WC, pedestal hand wash basin with stainless steel mixer taps over, panelled bathtub with stainless steel taps over, over head stainless steel shower over and tiled shower surround, radiator, and double glazed uPVC obscure window to the side elevation.



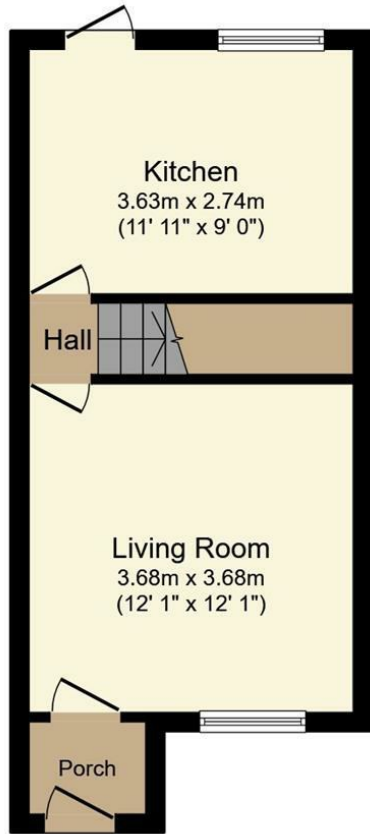
## Outside

The front of the property is approached by a concrete driveway offering ample off street parking. It is mainly laid to lawn and offers a mixture of golden gravel for ease of maintenance. To the rear, the garden is mainly laid to lawn and is bound by timber fencing. Ideal for alfresco dining, there are also views of the Prestatyn hillside.

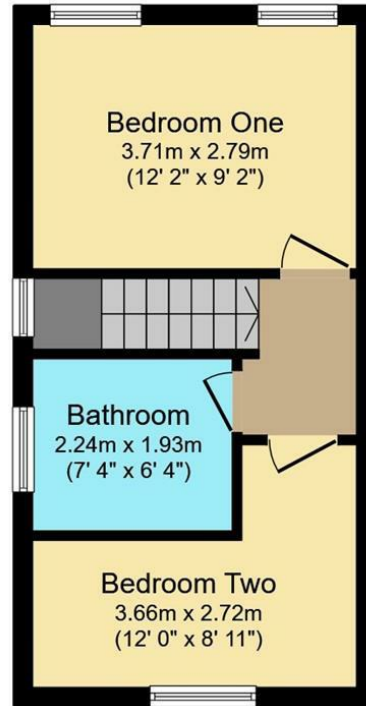
## Directions

From the Prestatyn office, take a left to the roundabout, and then the second exit onto Pendyffryn. Taking the and first left onto Ffordd Isa, continue along to the cross roads and at the cross roads turn right onto Ffordd Penrhwyfya and then a left onto Ffordd Pant Y Celyn by the Jolly Sailer. From here, take the first right onto Lon Gwyndaff, and follow the road to the end of the cul-de-sac where number 33 can be found on the left hand side of the road.





**Ground Floor**



**First Floor**

Total floor area 55.4 m<sup>2</sup> (596 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>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</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	

Call us on  
01745 888900

[Prestatyn@williamsestates.com](mailto:Prestatyn@williamsestates.com)

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.