



**4 Ffordd Onnen, Prestatyn,
Denbighshire, LL19 9HY**

£260,000

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EPC - D63

Council Tax Band - D

Tenure - Freehold

Ffordd Onnen, Prestatyn

2 Bedrooms - Bungalow - Detached

Introducing a good sized Two Bedroom Detached Bungalow in a desirable location in upper Prestatyn. The accommodation briefly comprises of a Living Room, Two spacious Bedrooms, Kitchen, Shower Room, Dining Room and Conservatory. The property benefits from having well maintained gardens to the front and rear, and from having a Garage. Added benefits include double glazed windows and central heating throughout. Internal viewing is highly recommended in order to fully appreciate both the accommodation itself, and it's truly exceptional location. EPC Rating D 63.



Accommodation

Approached via a uPVC double glazed door leading into the;

Entrance Hall

Having lighting, power points, radiator, cupboard with storage space, loft access hatch and doors off.

Living Room

16'3" x 11'11" (4.95m x 3.63m)

Having lighting, power points, radiator, electric fire, T.V. aerial and a uPVC double glazed window overlooking the front elevation.

Kitchen

11'1" x 9'8" (3.38m x 2.95m)

Having lighting, power points, void for freestanding fridge freezer, void and plumbing for washing machine, four ring gas hob oven, wall and base units with worktops over, stainless steel sink with stainless steel taps over, uPVC double glazed obscure window overlooking the side elevation, and a uPVC double glazed obscure door leading to the side of the property.



Inner Hallway

Having radiator, lighting and doors off.

Dining Room

11'11" x 12'0" (3.63m x 3.66m)

Having lighting, power points, radiator, and sliding uPVC double glazed door leading to the Conservatory.



Conservatory

9'5" x 9'0" (2.87m x 2.74m)

Having lighting, uPVC double glazed door leading to the rear elevation and a uPVC double glazed window overlooking the rear elevation.

Bedroom One

14'9" x 12'6" (4.50m x 3.81m)

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

Bedroom Two

15'1" x 9'0" (4.60m x 2.74m)

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

Shower Room

6'9" x 6'2" (2.06m x 1.88m)

Having lighting, radiator, hand wash basin with stainless steel mixer tap over, fully tiled walls, shower enclosure with wall mounted electric shower, low flush W.C., extractor fan, and a uPVC double glazed obscure window to the side elevation.

Outside

On approaching the property there is a paved driveway providing off road parking which in turn leads to the garage. The front garden is laid to gravel stone with pretty mature trees, plants and shrubs. A paved pathway leads to the side and access is via a gate. The rear garden has a private, sunny aspect being laid to lawn with mature trees and shrubs surrounding, ideal for alfresco dining. There is also a paved patio with a mixture of gravel stone, with a good sized outdoor shed ideal for storage.





Floor Plan

Floor area 117.2 m² (1,262 sq.ft.)

TOTAL: 117.2 m² (1,262 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(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.