



**98 Fforddisa, Prestatyn, Denbighshire,
LL19 8EE**

£210,000

 2  1  1  D

EPC - D68 Council Tax Band - C Tenure - Freehold

Fforddisa, Prestatyn

2 Bedrooms - Bungalow - Detached

Check out this charming two-bedroom link-detached bungalow on Fforddisa! Benefitting from off-road parking, a spacious living room and generous size garden it's perfect for cozy gatherings or enjoying the sunshine. Close to local schools, shops and Morfa playing fields its ideally located. With no onward chain and being of vacant possession it's ready for you to move in and make it your own!



Accommodation

via uPVC double glazed door leading into;

Entrance Porch

5'06 x 5'07 (1.68m x 1.70m)

Having uPVC double glazing surrounding, tiled floor, power point and uPVC decorative double glazed door leading into;

Entrance Hall

Having lighting, power points, radiator, two storage cupboards, loft access hatch and doors off;

Living Room

17'10 x 13'04 (5.44m x 4.06m)

Of a very good size having lighting, power points, internet access point, t.v. aerial point, radiators, fireplace with surround and hearth, space for dining and uPVC double glazed bay window to the front elevation.

Kitchen

7'02 x 8'10 (2.18m x 2.69m)

Comprising wall, drawer and base units with worktops over, partially tiled walls, storage cupboard, void for fridge/freezer, single drainer sink with mixer tap over, integrated oven with four ring gas hob with stainless steel splash back and extractor hood over, lighting, power points, radiator, uPVC double glazed window to the side elevation and door leading into;

Inner Porch

3'09 x 3'09 (1.14m x 1.14m)

Having lighting, tiled flooring, cupboard housing the boiler and uPVC double glazed door giving access to the rear.

Bedroom One

15'04 x 10'10 (4.67m x 3.30m)

Having lighting, power points, in-built wardrobe, radiator and uPVC double glazed window overlooking the rear garden.



Bedroom Two

12'10 x 8'10 (3.91m x 2.69m)

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



Bathroom

6'03 x 5'05 (1.91m x 1.65m)

Comprising low flush W.C., pedestal hand wash basin with taps over, bath with taps over and wall mounted electric shower head above, extractor fan, lighting, radiator, fully tiled walls and uPVC obscured double glazed window to the side elevation.



Garage

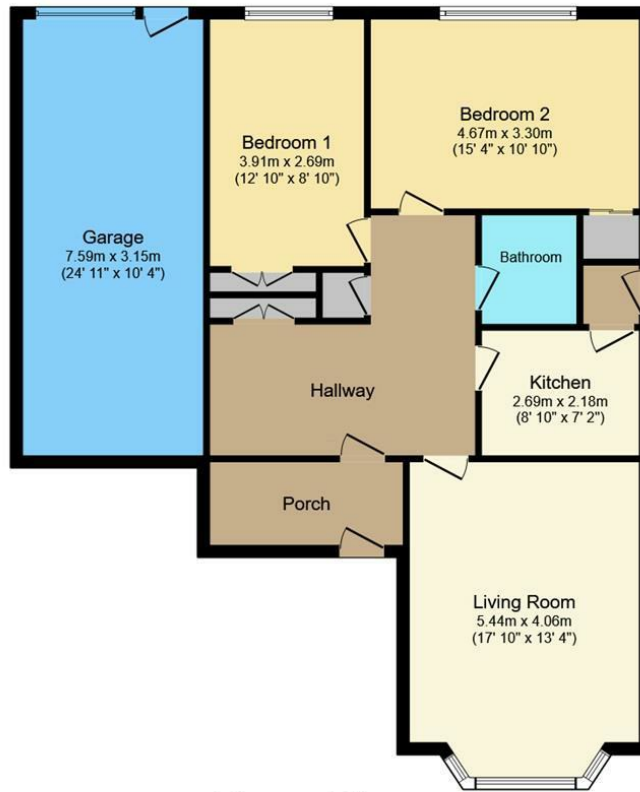
8'04 x 18 (2.54m x 5.49m)

Accessed via up and over door, having lighting, power points and uPVC double glazed door with window adjacent leading into the rear garden.

Outside

The property is approached via a driveway providing off-road parking leading up to the property. The front garden is laid with golden gravel and home to a variety of tree and shrubs. To the rear the garden is of a good size with lawned area, paved pathways surrounding and a variety of flowers, bamboo trees and shrubs.





Floor Plan

Floor area 108.1 m² (1,163 sq.ft.)

TOTAL: 108.1 m² (1,163 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 888900

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.