



**103 Fforddisa, Prestatyn, Denbighshire,
LL19 8DY**

£220,000

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EPC - D55 Council Tax Band - C Tenure - Freehold

Fforddisa, Prestatyn

3 Bedrooms - House

Available with NO ONWARD CHAIN! This spacious three bedroom house in Prestatyn is perfect for growing families! With its mock tudor design, ample natural light and enclosed gardens this property offers both tradition and comfort. Having space for ample off-road parking you'll not struggle when guests come to visit and with spacious open plan dining room you'll have more than enough space to entertain. Contact us today to arrange a viewing.



Accommodation

via a modern double glazed door leading into;

Entrance Hall

Having lighting, power points, stairs to first floor landing, under stairs storage cupboard, cupboard housing consumer unit, doors off and feature circle window on the front elevation.

Dining Room

9'04 x 12'07 (2.84m x 3.84m)

Having lighting, power points, radiator, feature exposed brick fireplace, internet access, uPVC double glazed window to the front elevation and open archway leading into;

Living Room

12'04 x 11'04 (3.76m x 3.45m)

Having lighting, power points, radiator, t.v. aerial point, exposed brick feature fireplace with slate hearth and uPVC double glazed patio doors.

Kitchen

8'04 x 10'01 (2.54m x 3.07m)

Comprising wall, drawer and base units with worktops over, integrated oven with four ring gas hob and extractor hood above, single drainer sink with mixer tap over, void for free-standing fridge freezer, integrated washing machine, lighting, power points, radiator, partially tiled walls, boiler, uPVC double glazed window to rear and side elevation with door leading out to the rear.

Stairs To First Floor Landing

Having lighting, smoke detector, doors off, uPVC double glazed obscured window to the side elevation.

Bedroom One

12'02 x 10'04 (3.71m x 3.15m)

Having lighting, power points, radiator and large uPVC double glazed window to the front elevation.

Bedroom Two

10 x 10'11 (3.05m x 3.33m)

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



Bedroom Three

8 x 7'01 (2.44m x 2.16m)

Having lighting, power points, radiator and uPVC double glazed box window to the side elevation.



Bathroom

8'05 x 7'01 (2.57m x 2.16m)

Off a good size comprising low flush W.C., pedestal hand wash basin with mixer tap over, panelled bath with taps over and wall mounted shower head, loft access hatch, partially tiled walls, inset spotlighting, chrome heated towel rail and uPVC obscured double glazed windows to both rear and side elevations.

Outside

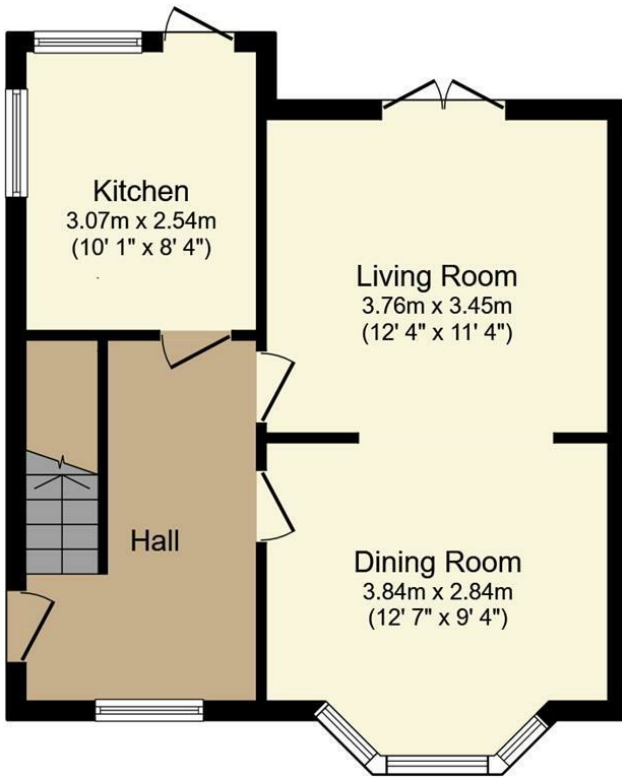
The property is approached via a driveway providing off road parking. The front garden is laid with golden gravel and enclosed by timber fencing offering privacy from the road.

To the rear the garden laid with lawn, enclosed by timber fencing and home to a mature blossom tree. There is a paved patio area which enjoys a sunny aspect ideal for al fresco dining.

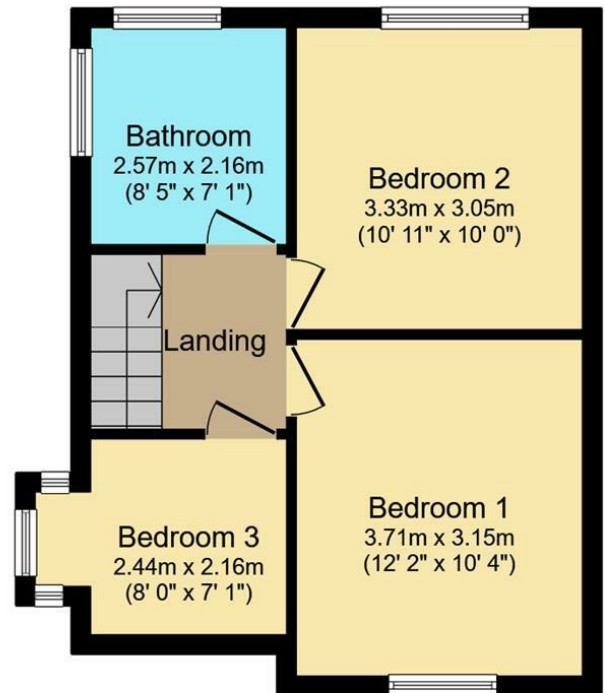
Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Take the first left onto Fforddisa and continue over the railway bridge and continue along passing Princes Avenue and number 103 can be found on your left hand side.





Ground Floor
Floor area 44.0 m² (473 sq.ft.)



First Floor
Floor area 38.2 m² (411 sq.ft.)

TOTAL: 82.2 m² (884 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		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.