



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>39-54 <b>E</b></p> <p>21-38 <b>F</b></p> <p>1-10 <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>62-88 <b>A</b></p> <p>45-61 <b>B</b></p> <p>29-44 <b>C</b></p> <p>13-28 <b>D</b></p> <p>0-12 <b>E</b></p> <p>1-10 <b>F</b></p> <p>1-10 <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

AWAITING EPC

**COUNCIL TAX BAND**

Tax band D

**TENURE**

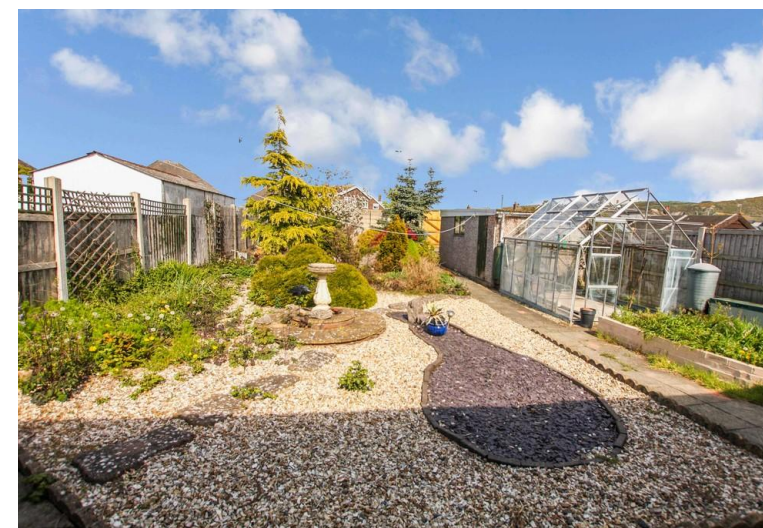
Freehold

**LOCAL AUTHORITY**

Denbighshire County Council

**DATE:**

30th April 2021



21 Ffordd Penrhwyfya, Prestatyn, Denbighshire, LL19 8AE

£210,000

- PROMINENT LOCATION
- SPACIOUS BUNGALOW

- THREE BEDROOMS
- GARDENS & PARKING

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008  
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### DESCRIPTION

A spacious detached bungalow occupying a prominent position and is within a short walk of a local primary school and a shop which supplies most everyday needs. Having three bedrooms, kitchen, good size lounge, dining entrance and a shower room. The property benefits from gas fired heating, double glazing and it stands in good sized gardens to the front and rear with garage and off road parking.

uPVC and double glazed Entrance Door into:-

### DINING ENTRANCE

13' 0" x 10' 10" (3.97m x 3.31m) With uPVC double glazed windows to the front and side elevations, laminate wood effect flooring, double panelled radiator and power points. Opening into:-

### HALLWAY

With storage cupboard, radiator, laminate wood effect flooring and power points.

### LOUNGE

12' 11" x 13' 9" (3.96m x 4.21m) With a continuation of the laminate wood effect flooring, living flame coal effect gas fire with marble surround and hearth, power points, double panelled radiator and a double glazed sliding patio door with glazed side panel giving access and outlook over the rear garden.

### KITCHEN

13' 8" x 11' 3" (4.19m x 3.43m) Having a range of timber fronted base cupboards and drawers with worktop surface over, matching wall units, part tiled walls, power points, space for electric oven, one and a quarter single drainer sink with mixer tap over, plumbing for automatic washing machine, wall mounted gas fired boiler serving the domestic hot water and heating system, uPVC double glazed window and door to the side elevation.

### BEDROOM ONE

11' 3" x 10' 5" (3.45m x 3.19m) Having a uPVC double glazed window overlooking the rear garden, radiator, power points and laminate wood effect flooring.

### BEDROOM TWO

12' 10" x 7' 11" (3.93m x 2.42m) With a built-in cupboard, radiator, power points and uPVC double glazed window to the front elevation.

### BEDROOM THREE

8' 10" x 7' 5" (2.71m x 2.27m) With a uPVC double glazed window to the side elevation, radiator and power point.

### SHOWER ROOM

8' 0" x 7' 3" (2.46m x 2.21m) maximum. Having a three piece suite comprising shower cubicle, low flush w.c., wash hand basin set into vanity unit with storage, obscure glazed window, panelled walls, radiator and loft access point.

### OUTSIDE

The property is approached via a pedestrian gate with pathway leading to the front entrance with a good size lawn garden to front. A timber gate gives access to the large rear garden with paved patio seating area, landscaped gravel and slate chipping with a variety of established shrubs and trees. There is an aluminium framed Greenhouse, DETACHED GARAGE and gates giving access to a driveway which can be accessed from Burlington Drive.

### SERVICES

Mains electric, gas and drainage are believed available or connected to the property with water by way of a meter. All services and appliances are not tested by the Selling Agent.

### DIRECTIONS

From the Prestatyn office turn left onto Meliden Road and at the mini roundabout turn right and immediate left onto Fforddisa, continue to the crossroads and turn right onto Ffordd Penrhwyfya, proceed over the mini roundabout and the property will be seen on the right hand side. (Before the mini round about turn right onto Llandaff Drive and first left onto Burlington Drive and the driveway will be found on the left hand side).

