



Apartment 4 | 25 Ffordlas | Prestatyn | LL19 9SG

£127,995

Situated in Upper Prestatyn is this first floor spacious apartment which affords good size lounge, kitchen with breakfast area, two double bedrooms and a four piece bathroom. It is well presented throughout with gas fired heating, communal garden and an allocated parking space.

- TWO DOUBLE BEDROOMS
- UPPER PRESTATYN
- SPACIOUS THROUGHOUT
- LARGE LOUNGE
- ALLOCATED PARKING

COMMUNAL ENTRANCE

With staircase rising to the First Floor having a useful storage cupboard. Entrance Door into:-

HALLWAY

26' 5" x 3' 0" (8.07m x 0.93m) Having laminate wood effect flooring, dado rail, coved ceiling and feature stain glass porthole style window.

SPACIOUS LOUNGE

19' 5" x 13' 9" (5.92m x 4.20m) Having a continuation of the laminate wood effect flooring with inset spotlighting, double panelled radiator, vertical wall radiator, electric fire set into marble surround and hearth, picture rail, coved ceiling, feature built-in window seat with uPVC double glazed window enjoying views of Prestatyn Hillside and over roof tops towards the coast.

KITCHEN/BREAKFAST ROOM

13' 0" x 9' 5" (3.97m x 2.89m) Having a range of base cupboards and drawers with wine rack, extensive work top surface, matching wall units, built-in electric oven and four ring gas hob with chrome splashback and extractor hood over, one and a quarter single drainer sink with mixer tap over, space for under counter fridge and freezer, plumbing installed for automatic washing machine, radiator, uPVC double glazed window to the front elevation, wall mounted gas fire boiler servicing the domestic hot water and heating system, part tiled walls, power points and coved ceiling.

BEDROOM ONE

12' 6" x 13' 0" (3.83m x 3.97m) Having a fitted wardrobe with matching cupboards with shelving, Victorian style radiator, coved ceiling, power points and uPVC double glazed window to the front elevation.

BEDROOM TWO

11' 4" x 10' 5" (3.47m x 3.18m) Having a built in desk with cupboards, radiator, power points, coved ceiling, laminate wood effect flooring and a uPVC double glazed window to the front elevation.

BATHROOM

8' 5" x 7' 9" (2.59m x 2.37m) Having a four piece suite comprising walk-in shower cubicle with a 'Triton' shower, panelled bath, pedestal wash hand basin, low flush w.c., part tiled walls, coved ceiling and a obscure glazed window.

OUTSIDE

The property is approached over a driveway which leads to an allocated parking space with a communal lawn garden adjoining.

SERVICES

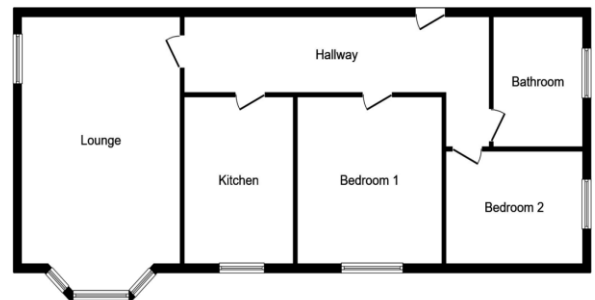
Mains electric, gas and drainage with water by way of a meter. All services and appliances are not tested by the Selling Agent.

AGENTS NOTE

Having a 999 year lease with 969 years remaining. Ground Rent of £40 per month.

DIRECTIONS

From the Prestatyn office turn right onto Meliden Road and at the traffic lights turn right onto Fforddlas where the property will be found on the left hand side by way of a 'For Sale' sign.



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



COUNCIL TAX BAND

Tax band: C

TENURE

Leasehold

LOCAL AUTHORITY

Denbighshire County Council

DATE

16/06/2021

Contact Details

19 Meliden Road, Prestatyn, Denbighshire, LL19 9SD

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

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