



81 Caradoc Road | | Prestatyn | LL19 7PG

£125,000

This extended end terrace house is situated in a convenient position and provides a large lounge/diner, kitchen/breakfast area and a ground floor shower room. Having two bedrooms to the first floor with a four piece bathroom and an additional loft room. Requiring modernisation with an enclosed rear garden it is ideal for an investment buyer.

- NO CHAIN
- TWO BEDROOMS
- LOFT ROOM
- LOUNGE/DINER
- KITCHEN/BREAKFAST AREA

Timber door into:-

### LOUNGE

27' 0" x 13' 3" (8.23m x 4.06m) With radiator, double glazed bay window to the front elevation with views towards the Hillside, feature cast iron fireplace with tiled inset and marble hearth with timber surround, power points and radiators.

### KITCHEN

13' 0" x 10' 10" (3.97m x 3.31m) With a range of cream fronted base cupboards and drawers with wood block work top surface over, four ring gas hob with convector canopy over, built-in electric oven, 'Belfast' sink with mixer tap over and cupboards beneath, plumbing for automatic washing machine in built-in cupboard with power point, space for under counter fridge and dishwasher, power points, tiled floor, wall mounted 'Worcester' boiler, skylight allowing in natural light and a double glazed window to side elevation.

### BREAKFAST AREA

10' 4" x 5' 8" (3.17m x 1.75m) With double glazed windows to the rear elevation and access to the rear.

### SHOWER ROOM

6' 4" x 5' 0" (1.95m x 1.54m) With low flush w.c, purpose built shower cubicle, part tiled walls and a pedestal wash hand basin.

Staircase from the Lounge leads up to the First Floor Accommodation and Landing.

### BEDROOM ONE

12' 8" x 12' 5" (3.88m x 3.80m) With double glazed window to the front elevation with views towards Prestatyn Hillside, built-in storage and cast iron ornament fireplace.

### BEDROOM TWO

12' 4" x 7' 11" (3.78m x 2.43m) With double glazed window to the rear elevation, double panelled radiator and power points.

### BATHROOM

8' 2" x 7' 3" (2.50m x 2.21m) Having a four piece suite comprising bath, shower cubicle, pedestal wash hand basin, low flush w.c, part tiled walls and obscure glazed window.

Stairs from Landing lead up to:-

### HOBBIES ROOM

12' 4" x 12' 1" (3.77m x 3.69m) Having a Velux 'window'

allowing in natural light and power point.

### OUTSIDE

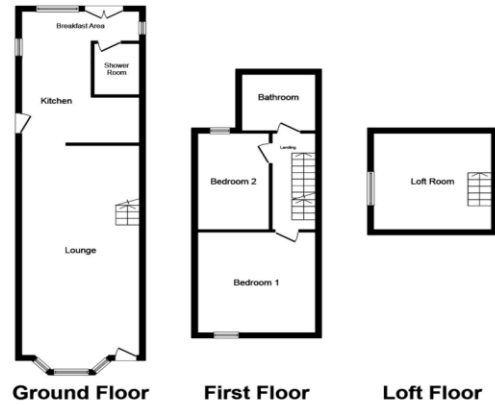
To the rear of the property is a small courtyard with brick walling with pedestrian access. Timber gate into the rear garden with mature conifers, two timber constructed GARDEN STORES and a paved patio seating area.

### SERVICES

tbc

### DIRECTIONS

From the Prestatyn office turn left onto Meliden Road and at the mini roundabout take the second exit onto Ffordd Pendyffryn, continue along past the bus station over the railway bridge and follow the road to the traffic lights, turn right onto Marine Road and take the second right onto Hafod Road, taking a right turn onto Caradoc Road where the property will be found on the right hand side.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

**COUNCIL TAX BAND**  
Tax band: C

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Denbighshire County Council

**DATE**  
28/05/2021  
Review ed: 22/07/2021

#### Contact Details

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