

PETER LARGE

ESTATE AGENTS

## Marine Road, Prestatyn, Denbighshire LL19 7HE

£170,000

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**IDEAL INVESTMENT OPPORTUNITY - PROPERTY SOLD WITH TENANTS IN SITU.** The property is within walking distance of the train station, High Street and popular retail park. This property is divided into two flats both having two bedrooms, kitchen, bathroom and lounge facility with gas fired heating.

**DIRECTIONS** From the Prestatyn office turn left onto Meliden Road and right at the mini roundabout, proceed through the traffic lights and over the railway bridge at the next set of lights turn right onto Marine Road and the property will be found on the right hand side.

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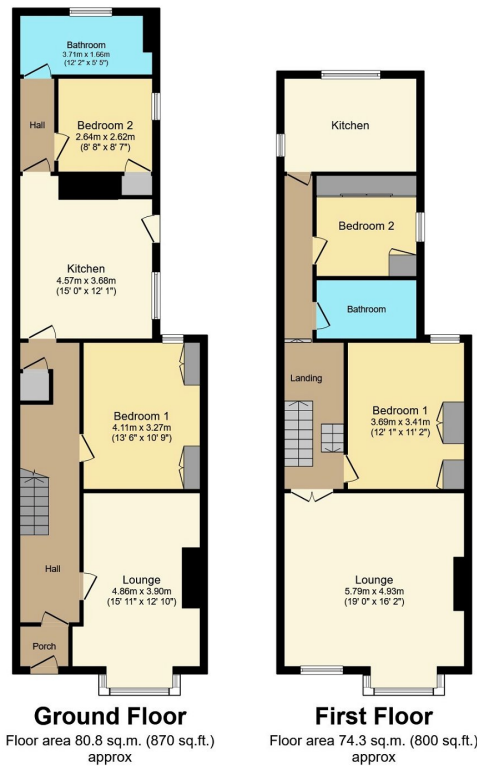
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19 MELIDEN ROAD, PRESTATYN, DENBIGHSHIRE, LL19 9SD

## Key Features

- INVESTMENT OPPORTUNITY - TENANTS IN SITU
- CURRENTLY TWO FLATS
- GAS FIRED HEATING
- IN NEED OF MODERNISATION
- Freehold - COUNCIL TAX BAND - B each property
- WALKING DISTANCE OF TOWN
- BOTH HAVING TWO BEDROOMS
- SPACIOUS ACCOMMODATION
- PATIO TO REAR
- EPC - GFF -D



Total floor area 155.1 sq.m. (1,669 sq.ft.) approx

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

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