

williamslettings



**First floor Flat 42 Lon Brynli, Prestatyn,
Denbighshire, LL19 8YF**

£650 PCM



EPC - C69 Council Tax Band - A Deposit - £650 PCM

Lon Brynli, Prestatyn

1 Bedrooms - Flat

We are pleased to present a one bedroomed first floor flat situated in the sought after town of Prestatyn. The accommodation comprises of living room, kitchen, one bedroom and a bathroom. With added benefits of uPVC double glazing and central heating. EPC Rating C. To be considered for this property you will need an annual income of £19,500 per year

Living Room

14'10" x 9'6"

A spacious living room with a large UPVC double glazed window overlooking the front of the property.

Carpet flooring throughout the room and also includes a radiator and smoke detector.

Kitchen

12'1" x 5'6"

Storage units, oven, sink and extractor fan feature all in the kitchen with a UPVC double glazed window facing towards the front of the property.

The Boiler is also found in the storage units.

Bathroom

6'6" x 5'6"

UPVC double glazed window with privacy glass face to the right side of the property.

The bath tub also includes shower facilities.

The bathroom features a toilet, sink and extractor fan.

Bedroom

12'2" x 11'9"

UPVC Double Glazed Window facing towards the rear of the property.

Carpet Flooring.

Radiator.

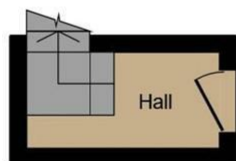
Two Storage Cupboards embedded into the walls.

Entrance Hall & Stairs

Garden

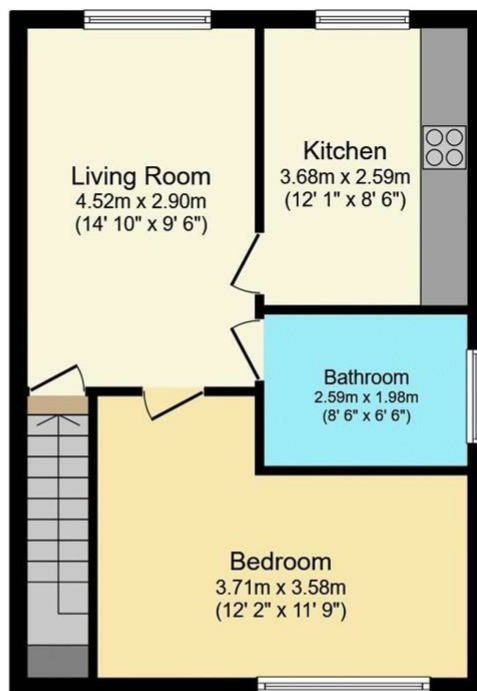
Back yard area to the rear





Ground Floor

Floor area 3.0 sq.m. (32 sq.ft.) approx



First Floor

Floor area 46.0 sq.m. (495 sq.ft.) approx

Total floor area 49.0 sq.m. (527 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
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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.

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