

# williams lettings



**16 Rhodfa Peris, Prestatyn, LL19 7UJ**

**£1,050**

 3  2  2  C

**EPC - C72 Council Tax Band - D Deposit - £1,050**

# Rhodfa Peris, Prestatyn

## 3 Bedrooms - House - Terraced

A well presented end of terrace property available to let on the popular Tower Gardens Estate, this 3 bedroomed property consists of a large lounge leading through to dining room with patio doors to the rear garden, there is a downstairs WC and kitchen with integrated electric oven and gas hob. To the upstairs there are two double bedrooms one with en suite and a further single bedroom and bathroom. To the outside a driveway with parking for two cars, garage and a large easy to maintain rear garden with decked area. The property benefits from having gas central heating & and Epc rating C

To be considered for this property you will need an annual income of above £31,500

### Entrance Hallway

Oak flooring.

### Downstairs WC

Push flush WC and wash basin

### Lounge

8'6" x 16'1"

Large lounge with upvc window overlooking the front of the property, coal effect electric fire with mantle, Oak flooring & archway leading to dining area.

### Dining room

7'8" x 9'5"

Dining room with double patio upvc doors leading into the garden

### Kitchen

12'5" x 7'11"

Fully fitted kitchen with wall base and drawer units, integrated electric oven and gas hob and extractor fan above, sink with mixer tap and drainer, an added benefit of under stair storage cupboard, tiled flooring.

### To the upstairs

### Bedroom 3

9'7" x 6'4"

A single bedroom overlooking the rear of the property

### Bedroom 2

9'7" x 11'4"

A double bedroom overlooking the rear of the property

### Bedroom 1

9'6" x 11'6"

Double bedroom with En suite facility overlooking the front of the property.

### En Suite

Ensuite shower room with modern fixtures and fittings, WC and basin

### Bathroom

5'6" x 7'4"

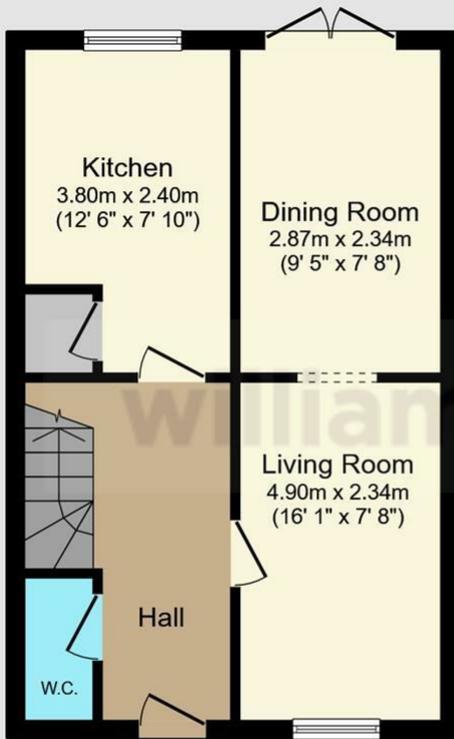
Bath, wc and vanity basin unit

### Driveway & garage

### Rear garden

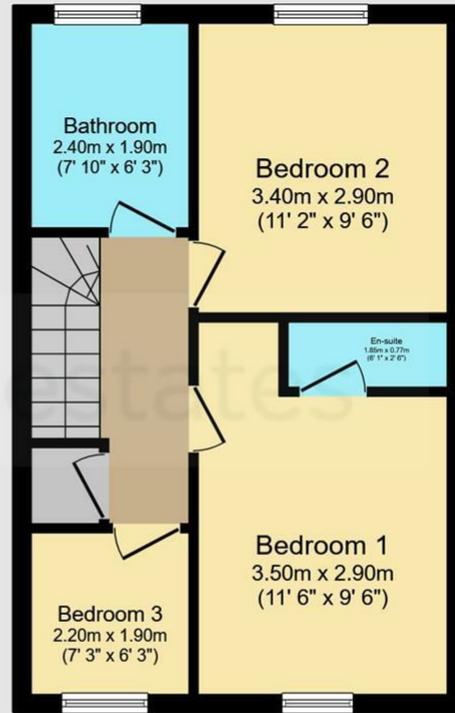
Large back garden area which is grassed. Wooden fencing and decked patio.





**Ground Floor**

Floor area 38.1 sq.m. (410 sq.ft.)



**First Floor**

Floor area 38.1 sq.m. (410 sq.ft.)

Total floor area: 76.2 sq.m. (820 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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