

williamslettings



39 Caradoc Road, Prestatyn, LL19 7PG

£850

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EPC - C71 Council Tax Band - B Deposit - £850

Caradoc Road, Prestatyn

2 Bedrooms - House - Terraced

A well presented two bedroom Terraced property available To Let in Prestatyn, close to shops and amenities and within walking distance of the retail outlet, railway station and bus station. This well presented property comprises of lounge leading into a modern fitted kitchen, downstairs bathroom with shower over bath, to the upstairs are two good sized double bedrooms. The property benefits from gas central heating and Upvc double glazed windows throughout. There is an enclosed garden to the rear of the property and parking available behind. To be considered for this property you would need an annual income of above £22,500

Front door leading into

Lounge

11'11" x 11'10"

Upvc window overlooking the front of the property, laminate flooring, chimney breast with electric fire.

Kitchen diner

11'11" x 12'1"

A lovely room with white units, integrated electric oven and hob, voids for under counter washing machine, fridge & freezer, white ceramic sink with drainer and a large breakfast bar with drawers and additional cupboard space, spot lights and white tiles make this a contemporary living space.

Downstairs bathroom

6'6" x 5'1"

Another modern room with herringbone tiles, a white bathroom suite, shower over the bath, vanity basin with storage underneath push button WC, heated chrome towel rail and an obscure glass window to the rear of the property.

Stairs leading to

Bedroom 1

11'11" x 12'0"

A large double bedroom overlooking the front of the property with carpet flooring

Bedroom 2

8'10" x 12'2"

Another great sized double bedroom with carpet flooring and a window overlooking the rear of the property there is also an additional built in storage cupboard.

Rear Garden

To the rear of the property there is a long garden with paved area, path way leading to the end of the garden and giving access to a parking space if required.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(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
01745 299399

Lettings@williamsestates.com

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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