



**9 Chapel Road, Prestatyn, Denbighshire,
LL19 7TH**

AUCTION GUIDE PRICE £72,000

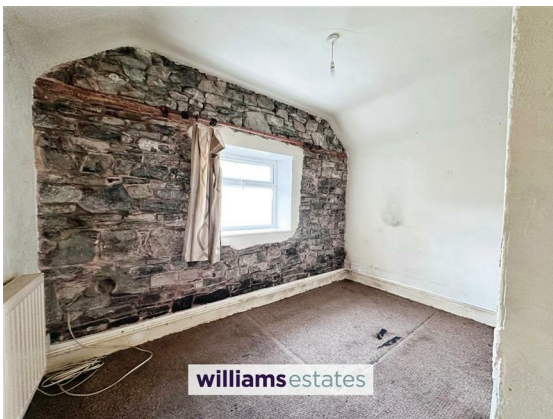
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EPC - E51 Council Tax Band - C Tenure - Freehold

Chapel Road, Prestatyn

2 Bedrooms - Bungalow - Semi Detached

For sale by Modern Method of Auction; Starting Bid Price £72,000 plus Reservation Fee. A charming two bedroom semi-detached bungalow located in a private area within easy access to the High Street, local amenities and to the seafront promenade. Internal viewing is highly recommended. EPC rating E 51.



Accommodation

Via a uPVC front door with obscure glazed panelling leading into the:

Living Room

12'7" x 12'6" (3.85 x 3.82)

Having lighting, power point, radiator, feature fire place, uPVC double glazed window to the front elevation, T.V. aerial point, telephone point, loft access hatch and doors off.

Bedroom One

12'6" x 9'8" (3.83 x 2.95)

Having lighting, power point, radiator and a uPVC double glazed window on to the side elevation.

Kitchen

9'6" x 7'8" (2.9 x 2.36)

Comprising wall, drawer and base units with worktops over, integrated electric oven with four ring electric hob and extractor fan above, stainless steel sink with drainer and stainless steel taps over, wall mounted boiler, double glazed uPVC window to the rear and double glazed uPVC window to the side elevation.

Hallway

Having lighting, radiator, a timber framed obscure door giving access to the rear and doors off.

Bedroom Two

10'6" x 9'5" (3.21 x 2.89)

Having lighting, power point, radiator and a uPVC double glazed window to the side elevation.

Bathroom

6'10" x 4'8" (2.09 x 1.44)

Having lighting, radiator, bathtub with taps over, handwash basin with taps over, low flush W.C, partially tiled walls and a uPVC double glazed obscure window to the side elevation.



Outside

The rear of the property is mainly paved with concrete for ease of maintenance. It is bound by timber fencing and enjoys a sunny, private aspect. There is also a timber gate which provides access to the front of the property.

Directions

From the Prestatyn office, proceed to the mini roundabout turning right onto Ffordd Pendyfryn. Proceed over the railway bridge and to the main traffic lights. Bear left at the traffic lights onto the main Victoria Road and proceed through the pedestrian crossing turning left into Chapel Road. From here, the property can be seen immediately at the end of the lane.

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





Floor Plan

Floor area 49.6 m² (534 sq.ft.)

TOTAL: 49.6 m² (534 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 88 51 </div>
(81-91) B	
(69-80) C	
(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

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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.