

**18 The Broadway, Prestatyn,
Denbighshire, LL19 8AU**

£155,000

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EPC - D65 Council Tax Band - C Tenure - Freehold

The Broadway, Prestatyn

3 Bedrooms - House

Welcome to this charming property located in the heart of Broadway, Prestatyn. This delightful house is brimming with potential, awaiting a new owner to bring it to life with a touch of modernisation. Situated in a sought-after area, this property is ideal for those looking for a great family home. With ample space and a versatile layout, it offers the perfect canvas for creating a cosy and welcoming living space for you and your loved ones. Whether you are a first-time buyer looking to make your mark on a property or an investor seeking a promising opportunity, this house caters to a variety of needs.



Accommodation

via a uPVC double glazed door with panelling adjacent leading into;

Entrance Hallway

Having lighting, power points, three storage cupboards, under stairs storage cupboard, stairs to first floor landing and doors off;

Living Room

10'11 x 11'15 (3.33m x 3.35m)

Having lighting, power points, radiator and timber framed window to the front elevation.

Cloakroom

4'2 x 4'7 (1.27m x 1.40m)

Comprising low flush W.C., hand wash basin with taps over, lighting, obscured timber framed window to the side elevation.

Dining Area

9'3 x 10'7 (2.82m x 3.23m)

Having lighting, power points, radiator, uPVC patio doors to the rear and open archway leading into;

Kitchen

10'10 x 8'3 (3.30m x 2.51m)

Comprising wall, drawer and base units with worktops over, single drainer sink with mixer tap over, void for free standing range cooker, extractor hood, partially tiled walls, void and olubing for washing machine, void for free standing fridge/freezer, power points, lighting, tiled floors and timber framed overlooking the rear garden.

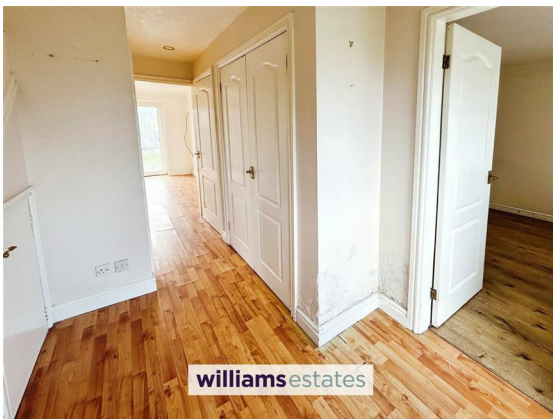
Stairs To First Floor Landing

Having lighting, power points, radiator, timber framed window to the side elevation and doors off.

Bedroom One

10'11 x 11'6 (3.33m x 3.51m)

Having lighting, power points, radiator and a uPVC double glazed window to the rear.



Bedroom Two

9'3 x 8'8 (2.82m x 2.64m)

Having lighting, power points, radiator and a uPVC double glazed window to the front elevation.

Bedroom Three

6'1 x 9'9 (1.85m x 2.97m)

Having lighting, power points, radiator and a uPVC double glazed window to the rear.

Bathroom

7'1 x 6'3 (2.16m x 1.91m)

Comprising panelled bath with taps and telephonic shower head over, pedestal hand wash basin with taps over, low flush W.C., lighting, radiator and obscured timber framed window to the front elevation.

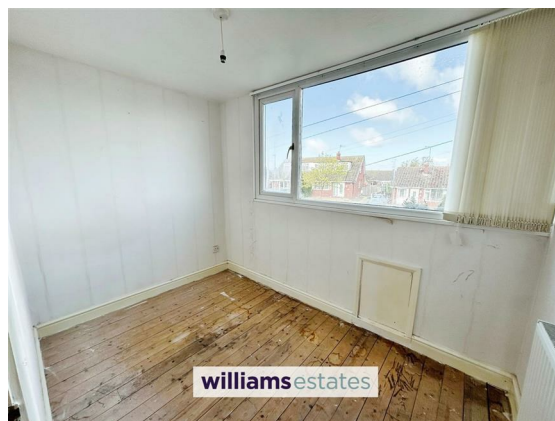
Outside

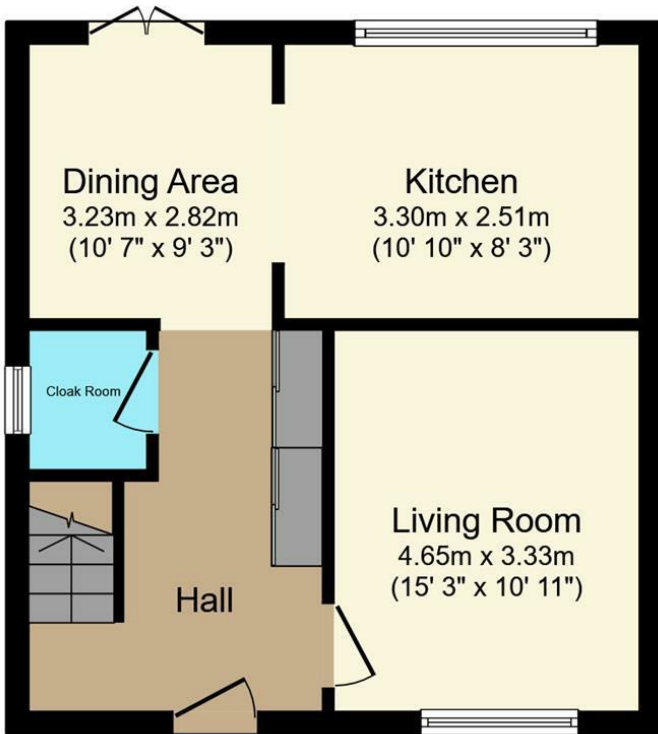
The property is approached via a driveway providing space for off-road parking, the front garden is laid with lawn and enclosed by low bearing wall.

To the rear the garden is laid with lawn and houses two mature trees. There is a raised decked area which enjoys all day sun, ideal for enjoying the warm summer months.

Directions

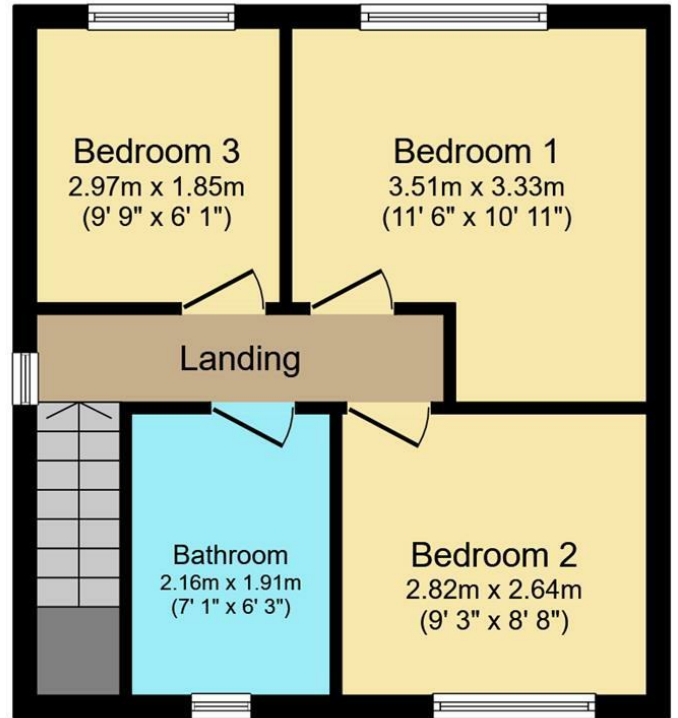
Proceed from Prestatyn office right to the roundabout and take the second exit off onto Ffordd Pendyffryn and first left turning onto Fforddisa. Continue along to the crossroad and turn right onto Ffordd Penwhylfa. Continue along to the small roundabout and take the first right turning onto The Broadway. The property can be seen on your right hand side.





Ground Floor

Floor area 35.7 sq.m. (384 sq.ft.)



First Floor

Floor area 35.7 sq.m. (384 sq.ft.)

TOTAL: 71.4 sq.m. (768 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 |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (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.