



**13 Tan Y Coed, Prestatyn, Denbighshire,  
LL19 8YP**

**£147,500**

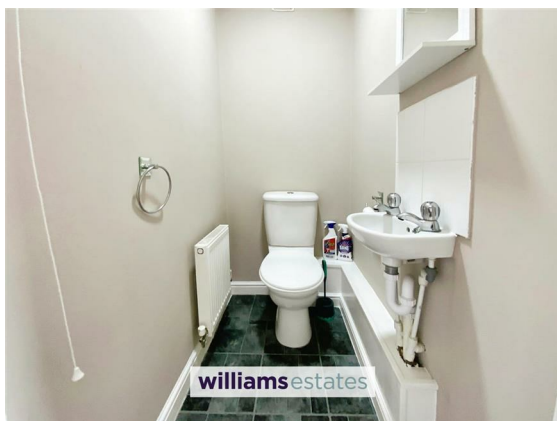
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**EPC - C74 Council Tax Band - C Tenure - Leasehold**

# Tan Y Coed, Prestatyn

## 2 Bedrooms - House

A modern end terrace house located in a popular residential area of Prestatyn and within easy reach to local amenities and local school. The accommodation affords living room, modern fitted kitchen, two bedrooms and modern fitted bathroom. Garden and parking to the front with a good sized rear garden.



### Accommodation

Via a double glazed door leading into the living room.

### Living Room

14'11" x 10'11" (4.57m x 3.35m )

Having coved ceiling, radiator, ample power points, TV aerial point, stairs off to the first floor landing, under stairs storage and door leading to the ground floor cloakroom.

### Ground Floor Cloakroom

Fitted with a hand wash basin, low flush WC, radiator and extractor fan.

### Kitchen

11'9 x 8'0 (3.58m x 2.44m )

Fitted with a range of modern wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, cupboard housing the gas central heating boiler, built in oven and gas hob with stainless steel extractor hood over, radiator, double glazed window overlooking the rear elevation with views over the open fields and double glazed double doors allowing access onto the rear garden.

### Stairs Off The First Floor Landing

Having radiator, power point, loft hatch access and doors off.

### Bedroom One

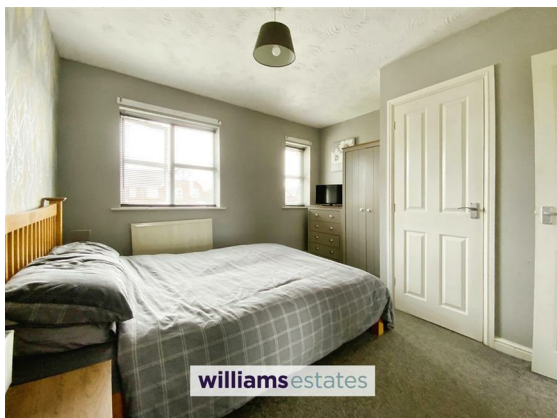
12'0 x 11'11 (3.66m x 3.63m)

Having radiator, power points, built in airing cupboard and dual aspect double glazed windows overlooking the front elevation,

### Bedroom Two

11' 0 x 5'9 (3.35m 0.00m x 1.75m )

Having radiator, power points and double glazed windows overlooking the rear elevation with views over open fields.





## Bathroom

Fitted with a panelled bath with shower over low flush WC, pedestal hand wash basin, part tiled walls, radiator, extractor fan and obscure double glazed window to the rear elevation.

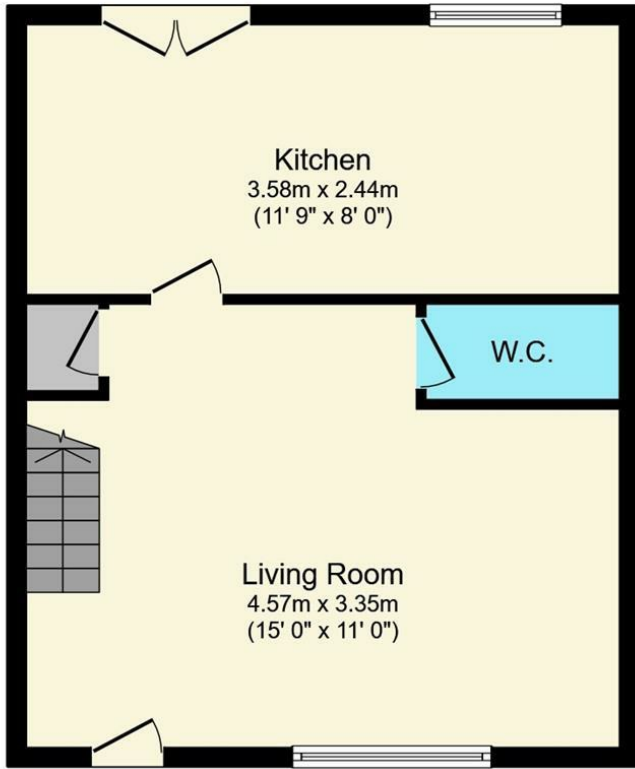
## Outside

The property is approached via a driveway providing off street parking. The garden to the front being laid to lawn with a paved pathway. The good sized enclosed rear garden having a paved patio, laid to lawn, a further raised patio ideal for al fresco dining, outside timber store and is bound by timber fencing.

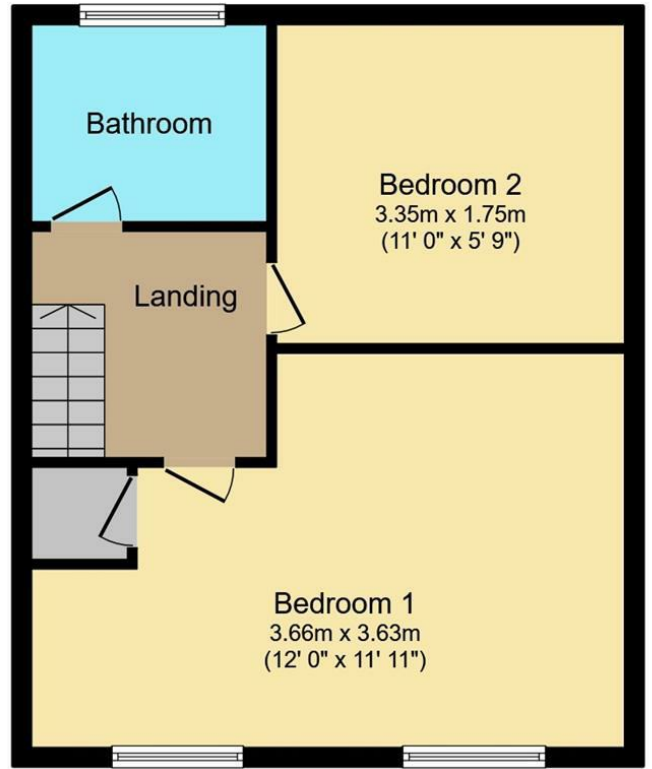
## Directions

Proceed from the Prestatyn office to the mini roundabout taking the right turning right onto Ffordd Pedyffryn, turn immediate left onto Fforddisa and continue along turning right onto Ffordd Penrhwylyfa. At the Jolly Sailor Public House turn left onto Ffordd Pant Y Celyn. Continue around the bend and Tan Y Coed can be found on the left hand side.





**Ground Floor**  
Floor area 51.4 m<sup>2</sup> (553 sq.ft.)



**First Floor**  
Floor area 51.4 m<sup>2</sup> (553 sq.ft.)

**TOTAL: 102.8 m<sup>2</sup> (1,106 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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
**01745 888900**

**Prestatyn@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.