



**24 Morgan Road, Prestatyn,  
Denbighshire, LL19 7YY**

**Auction Guide Price £112,500**

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**EPC - D66 Council Tax Band - C Tenure - Freehold**

# Morgan Road, Prestatyn

## 2 Bedrooms - Bungalow - Detached

For Sale by Modern Method of Auction - ATTENTION DEVELOPERS! Looking for a property to renovate? Then look no further! This two bedroom detached bungalow on Morgan Road is screaming potential! Sitting in a much sought after location and just a short walk to the beautiful beaches and all other amenities Prestatyn has to offer. The property offers a good-sized living room, kitchen, dining room and bathroom. EPC Rating TBC.



### Agent Notes

Please note ; this property is currently undergoing maintenance and we are unable to gain access to the property for viewings.

If you are interested in viewing this property, please get in touch and we will take your details and contact you once we are able to gain access.

### Accommodation

Via a uPVC front door into the ;

### Hallway

Having lighting, power points and doors off

### Living Room

11'10 x 15'04 (3.61m x 4.67m)

Having lighting, power points, radiator, uPVC window to the front and an opening into the ;

### Dining Area

7'11 x 5'11 (2.41m x 1.80m)

Having lighting, power points, radiator and a uPVC window.

### Bedroom

12'08 x 7'05 (3.86m x 2.26m)

Having lighting, power points, radiator and uPVC window.

### Bedroom

11'11 x 9'05 (3.63m x 2.87m)

Having lighting, power points, radiator and uPVC window

### Kitchen

7'10 x 7'01 (2.39m x 2.16m)

Having wall, drawer and base units with worktops over, lighting, power points and uPVC window.

### Bathroom

6'04 x 7'04 (1.93m x 2.24m)

Having low flush WC, hand wash basin, panel bath with shower over, uPVC window to the side, tiled walls and floor and lighting.



## Outside

To the front the property is approached via a concrete laid path with a concrete driveway and garden area.

To the rear the property is entirely laid to lawn with timber fencing surrounding and access to a detached garage.

## Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

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

## Buyer Information

Pack is provided, which you must view before bidding.

The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT.

This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/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. These services are optional.





### Floor Plan

Floor area 58.3 sq.m. (628 sq.ft.)

TOTAL: 58.3 sq.m. (628 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>66</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	

Call us on  
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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.