



**13 Glan Y Gors, Prestatyn,  
Denbighshire, LL19 7RL**

**£160,000**

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**EPC - C72    Council Tax Band - C    Tenure - Freehold**



# Glan Y Gors, Prestatyn

## 2 Bedrooms - Bungalow - Semi Detached

In Need of Modernisation. Available For Sale is this Two Bedroom Semi-Detached Bungalow occupying a quiet position within the favoured town Prestatyn. Being within close proximity to the town centre amenities and main bus routes. Offering private rear gardens enjoying the sun all day long, making it perfect for those looking to retire to a seaside town. Available with No Onward Chain and Vacant Possession. EPC Rating C 72.



### Accommodation

Via a uPVC double glazed door leading into the ;

### Entrance Porch

Having lighting and a timber framed door leading into the ;

### Hallway

Having lighting, radiator, cupboard housing your electric consumer unit, power points, cupboard housing the central heating boiler and doors off into further accommodation.

### Living Room

17'0" x 11'1" (5.18 x 3.38)

Comprising lighting, power points, radiator, feature fire with hearth and surround and a uPVC double glazed window to the front.



### Kitchen

13'0" x 9'4" (3.96 x 2.84)

Fitted with wall, drawer and base units with complementary worktops over, stainless steel single drainer sink with double tap over, void and plumbing for washing machine, void for gas cooker, void for under-the-counter fridge and freezer, dining space, two uPVC double glazed windows ; one to the side and one to the rear, lighting, power points and radiator.

### Bedroom One

14'7" x 9'2" (4.45 x 2.79)

Comprising lighting, power points, radiator and uPVC double glazed patio doors into the rear garden.



### Bedroom Two

11'5" x 8'3" (3.48 x 2.51)

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

### Wet Room

6'4" x 5'5" (1.93 x 1.65)

Comprising a wall-mounted hand wash basin, low flush WC, wall mounted shower, tiled walls, non-slip flooring, heated towel rail, extractor fan, loft access hatch, lighting and a uPVC double glazed obscure window to the side.

## Outside

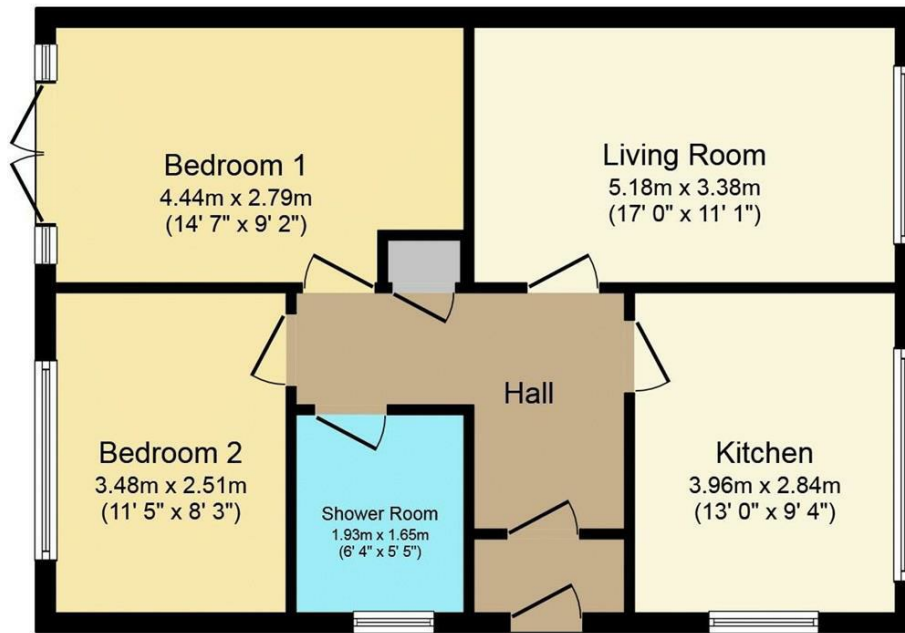
The property is approached via a concrete laid driveway with a garden area adjacent which is primarily laid with lawn with a selection of shrubs.

The driveway then continues down the side of the property providing access into the rear garden. The rear garden benefits from paved areas ideal for alfresco dining and also having a lawned portion. Benefitting from an array of bushes and shrubs and is bound by fencing for privacy.

## Directions

From our Prestatyn office, proceed left toward the mini-roundabout taking the right turning onto Ffordd Pendyffryn. Continue along through the traffic lights and turning left at the top of the bridge onto Sandy Lane. Continue down Sandy Lane and at the bend bear to your left onto Glan y Gors. Follow the road round and the property can be found on the left hand side by way of our For Sale Board.





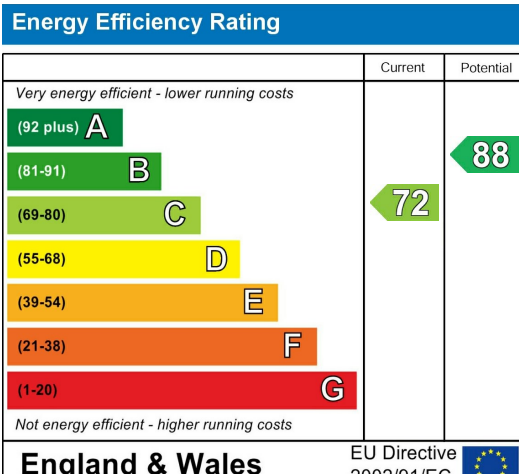
### Floor Plan

Floor area 58.0 sq.m. (624 sq.ft.) approx

Total floor area 58.0 sq.m. (624 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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