

**8 Rhodfa Cowlyd, Prestatyn,  
Denbighshire, LL19 7UZ**

**£119,950**

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**EPC - C79 Council Tax Band - C Tenure - Leasehold**

# Rhodfa Cowlyd, Prestatyn

## 2 Bedrooms - Apartment - Studio

A two bedroomed ground floor studio/apartment situated on the popular residential development in Prestatyn known as Tower Gardens. Being an ideal holiday home, suitable for a retired couple or perfect for a first time buyer to get onto the property ladder! Comprising two bedrooms, living/dining room, en-suite, bathroom and kitchen, with benefits of a designated parking space in the communal parking area. Internal viewing is highly recommended to fully appreciate!



### Accommodation

via a timber framed double glazed obscure door, leading into the;

### Hallway

Being of a good size, having lighting, radiator, power points, storage cupboard and doors off.

### Bedroom One

11'7" x 9'4" (3.54m x 2.87m)

Having lighting, power points, radiator, fitted wardrobes, uPVC double glazed window onto the front elevation and an en-suite off.

### En-suite

9'4" x 3'1" (2.85m x 0.95m)

Comprising low flush w.c., hand-wash basin with tap over, walk-in shower enclosure with wall mounted shower head, shaver port, lighting, radiator and an extractor fan.

### Bedroom Two

8'1" x 7'7" (2.47m x 2.33m)

Having lighting, power points, radiator and a uPVC double glazed window onto the side elevation.

### Bathroom

7'5" x 5'4" (2.28m x 1.64m)

Comprising a low flush W.C., bath with stainless steel mixer tap over, hand-wash basin with stainless steel mixer tap over, lighting, radiator, extractor fan and a uPVC double glazed obscure window onto the side elevation.

### Living / Dining Room

17'5" x 11'5" (5.31m x 3.49m)

Having lighting, power points, radiators, T.V. aerial point, uPVC double glazed window onto the rear and an opening leading into the;



## Kitchen

7'5" x 6'7" (2.27m x 2.03m)

Comprising of wall, drawer and base units with worktop over, stainless steel sink and drainer with stainless steel mixer tap over, lighting, power points, void for washing machine, integrated oven with four ring gas hob, extractor fan, wall mounted boiler, partially tiled walls, space for a free-standing fridge/freezer and a uPVC double glazed window onto the rear elevation.

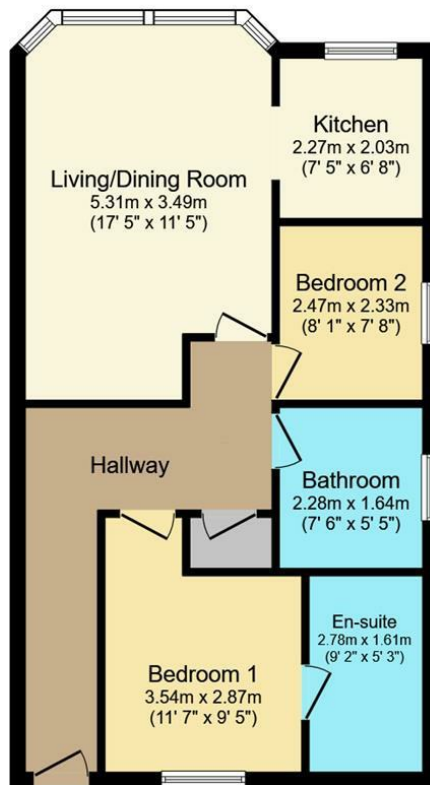
## Outside

Having it's own private access, the property is approached via a paved pathway leading up to the accommodation. The property benefits from a parking space and communal gardens to the rear which are laid to lawn.

## Directions

Proceed from our Prestatyn Office to the mini roundabout opposite Aldi and continue down the hill, over the railway bridge and to the traffic lights. Turn left at these crossroads onto Victoria Road (the coast road) and the entrance to Tower Gardens can be seen on the right hand side before reaching the Ffrith festival gardens. Turn into the development and then bear left, left again into Rhodfa Peris and left again into Rhodfa Cowlyd, where the property can be see in-front of you.





### Floor Plan

Floor area 58.2 sq.m. (627 sq.ft.)

TOTAL: 58.2 sq.m. (627 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>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         | 79      | 79        |
| (69-80) <b>C</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 |         |           |

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