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**12 Gwelfryn, Prestatyn, Denbighshire,
LL19 7SA**

AUCTION GUIDE PRICE £100,000

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EPC - D64 Council Tax Band - C Tenure - Freehold

Gwelfryn, Prestatyn

3 Bedrooms - House - Semi-Detached

AVAILABLE FOR SALE VIA THE MODERN METHOD OF AUCTION - Welcome to this charming semi-detached house located in the picturesque area of Gwelfryn, Prestatyn. Although this property is in need of modernisation, it presents a fantastic opportunity for those looking for a project. Imagine the possibilities of transforming this house into your dream home, tailored to your unique style and preferences.

https://www.iamssold.co.uk/property/59c55d18b9384a3894e2bfb3fec4f517/?search_id=86ebbc62a1b44b4586c6188cf758dc9f



Accommodation

Via a timber glazed door leading into the entrance hallway.

Entrance Hallway

Having laminate flooring and door leading into the living room.

Living Room

23'8 max x 13'9 max (7.21m max x 4.19m max)
Having coved ceiling, two wall mounted electric heaters, laminate flooring, TV aerial point, power points, double glazed windows overlooking the front elevation, double glazed double doors allowing access into the conservatory, door leading into the kitchen and stairs off to the first floor landing,

Conservatory

11'11 x 8'5 (3.63m x 2.57m)
Having laminate flooring, power points, double glazed windows surrounding and double glazed sliding patio door allowing access onto the rear garden,

Kitchen

9'10 x 5'9 (3.00m x 1.75m)
Fitted with a range of wall, drawer and a base units with worktop surfaces over, stainless steel sink and drainer, tiled walls, void for washing machine, slot in cooker with extractor hood over and window overlooking the rear elevation.

Stairs Off To The First Floor Landing

Having wall mounted electric heater, loft hatch access and doors off.

Bedroom One

11'6 x 8'7 (3.51m x 2.62m)
Having power points, laminate flooring, built in wardrobe and airing cupboard and double glazed windows overlooking the front elevation.

Bedroom Two

9'7 x 6'8 (2.92m x 2.03m)
Having power points and double glazed window overlooking the rear elevation with views towards the hillside.



Bedroom Three

6'9 x 6'8 (2.06m x 2.03m)

Having power points and double glazed window overlooking the rear elevation enjoying views towards the hillside.

Bathroom

7'6 x 4'10 (2.29m x 1.47m)

Fitted with a white three piece suite comprising a low flush WC, panelled bath with shower over, pedestal hand wash basin, tiled walls and obscure double glazed window to the side elevation.

Outside

The property is approached via a driveway providing ample off street parking. The garden to the front being paved for ease of maintenance. A gate allows access to the enclosed rear garden. The rear garden having a paved patio, raised flower beds and a raised lawn area and is bound by fencing.

Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Continue along passing the bus station on the left. At the top of the railway bridge turn left onto Sandy Lane and continue along taking the first left turning onto Gwelfryn where the property can be found on the left hand side by way of our for sale board.

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

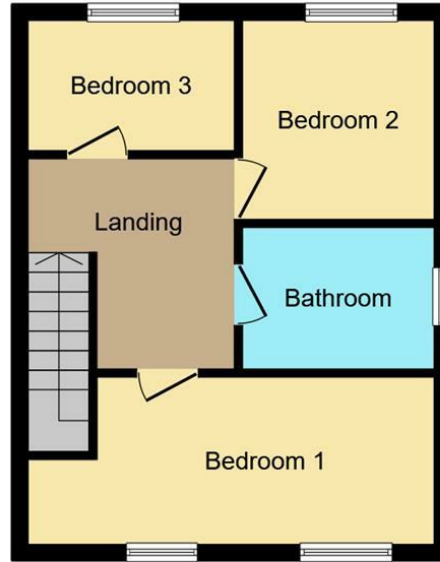
service is taken. Payment varies but will be no more than £450. These services are optional.





Ground Floor

Floor area 50.1 m² (539 sq.ft.)



First Floor

Floor area 35.4 m² (381 sq.ft.)

TOTAL: 85.5 m² (921 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) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.