

**1 Glan Traeth, Prestatyn, Denbighshire,
LL19 7NQ**

£149,000

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EPC - D68

Council Tax Band - B

Tenure - Freehold

Glan Traeth, Prestatyn

2 Bedrooms - House

ATTENTION FIRST TIME BUYER OR INVESTOR - Mid terrace house located close to the sea promenade and also the town centre amenities, bus and train stations. The accommodation is ready to move into and boasts a living room with dining area, fitted kitchen, two double bedrooms and family bathroom. Added benefits garage with off street parking, uPVC double glazing and gas central heating via a combination boiler and private rear garden. EPC rating D 68 - Tenure - Freehold, Council Tax Band - B



Accommodation

uPVC door with decorative coloured light leads into

Entrance Porch

3' 03 x 3'06 (0.91m 0.91m x 1.07m)

With coat hanging space, electric meter and consumer box. Timber door leads into

Living Room and Dining Area

19' maximum 8'06 minimum x 11 8' maximum 8'07 (5.79m maximum 2.59m minimum x 3.35m 2.44m maximum)

With uPVC window to the front elevation, power points, radiator, power points, feature brick fire surround, under stair cupboard and stairs off., Door opens into

Kitchen

7' x 11'06 (2.13m x 3.51m)

With a range of beech effect wall, drawer and base units with worktops over, plumbing for a washing machine, single stainless steel sink and drainer with mixer tap, gas cooker point, splash backs, breakfast bar, radiator, void for fridge freezer, mounted combination boiler, uPVC window to the rear together with uPVC glazed door leading onto the rear garden.

Stairs to Landing

Turned stair case leads to the landing with power point and doors off.

Bedroom One

10'11" 6'11" maximum 8'0" 0'11" minimum x 10'11" m (3.35m 2.13m maximum 2.44m 0.30m minimum x 3.35m ma)

With radiator, power points, inbuilt storage above stair well and uPVC window to the rear elevation.

Bedroom Two

8'06 x 11'08 (2.59m x 3.56m)

With radiator, single fitted wardrobe with shelving, power point and uPVC window to the front elevation.



Bathroom

5'01 x 6'04 (1.55m x 1.93m)

With low flush W.C, pedestal wash basin, panelled bath with overhead Triton shower, radiator and extractor fan.

Outside

The front is approached via a small brick built wall and passenger gate leading onto a pathway to the front door. The garden offers decorative golden gravel for ease of maintenance. The rear garden is enclosed and offers a patio area with artificial grass, balustrade leading onto the remainder of the garden with decorative golden gravel, stepping stones and border with blue slate chippings. Bound by fencing and brick wall and offers a sunny aspect.

Garage and Parking

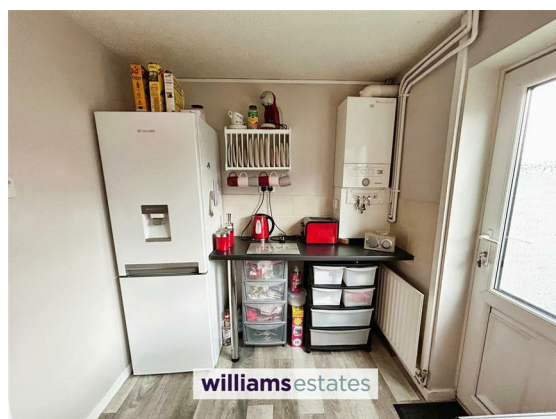
The garage, with up and over door, is located next to the neighbouring house and also offers off street parking for one vehicle.

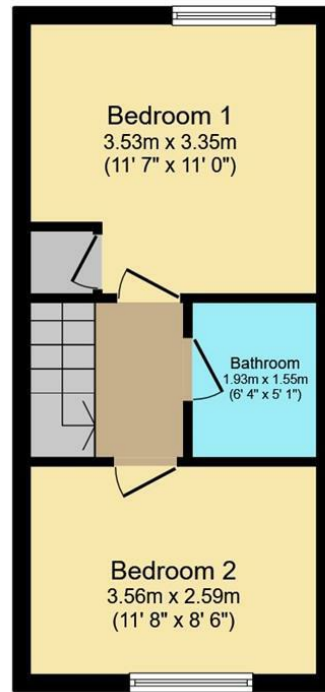
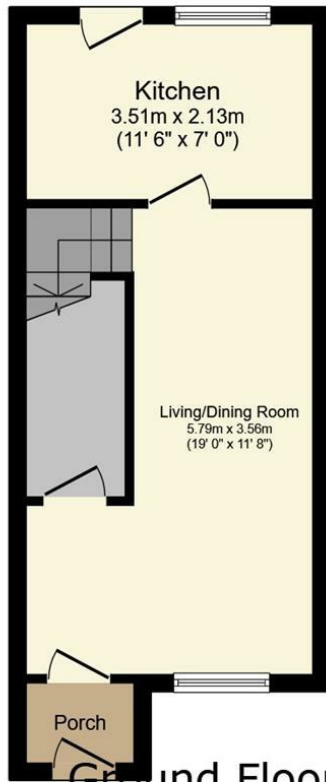
Directions

proceed left from Prestatyn office to the roundabout and take the second exit off onto Ffordd Pendyffryn. Continue along passing the bus station on the left, over the railway bridge to the traffic lights. Continue straight over onto Bastion Road and proceed along taking the third left turning onto Glan Traeth where the property can be found on the left hand side.

Agent Notes

Currently tenanted with tenants vacating January 2025 unless they find alternative accommodation or investor buys.





Floor area 30.2 m² (325 sq.ft.) Floor area 28.7 m² (309 sq.ft.)

TOTAL: 58.9 m² (634 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		85
(69-80) C	68	
(55-68) D		
(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.