



**Flat 19, Ty Gwylfa Sandy Lane,
Prestatyn, Denbighshire, LL19 7SB**

£95,000



EPC - D68 Council Tax Band - B Tenure - Leasehold

Sandy Lane, Prestatyn

2 Bedrooms - Flat

A beautifully presented first floor apartment within walking distance of the town centre, bus and train stations. The accommodation briefly comprises of living room with balcony, modern fitted kitchen, two bedrooms and a recently installed modern fitted shower room. The property is suitable for Over 55's only. Communal parking to the front and well maintained communal gardens. The property benefits from having modern electric heating and double glazing.



Accommodation

Via a hardwood door allowing access into the entrance hallway.

Entrance Hallway

Having power points, wall mounted modern electric heater, built in storage cupboard providing ample storage and hanging space, door intercom and doors off.

Living Room

15'6 x 9'5 (4.72m x 2.87m)

Having coved ceiling, ample power points, TV aerial point, wall mounted modern electric heater, double glazed sliding patio doors allowing access onto the balcony and door leading into the kitchen.



Balcony

Overlooking the communal garden area with space for outside table and chairs.

Kitchen

9'7 x 5'8 (2.92m x 1.73m)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, sink and drainer with mixer tap over, part tiled walls, void for washing machine, induction hob with extractor fan over, vinyl flooring, built in pantry providing ample storage space and double glazed window overlooking the side elevation.

Bedroom One

15'6 x 7'7 (4.72m x 2.31m)

Having power points, TV aerial point, modern wall mounted electric heater, built in wardrobes and double glazed window overlooking the side elevation.

Bedroom Two

12'1 x 5'3 (3.68m x 1.60m)

Having power points, modern wall mounted electric heater, built in wardrobes with sliding doors and double glazed window overlooking the side elevation.



Shower Room

6'10 x 5'9 (2.08m x 1.75m)

A recently installed shower room comprising of a vanity hand wash basin and W.C., double shower enclosure, heated towel rail, laminate flooring, inset spot lighting and extractor fan.

Outside

Parking to the front and communal gardens to the side elevation.

Directions

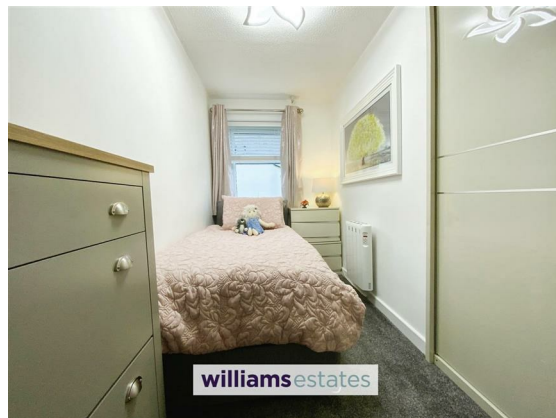
Proceed from our Prestatyn Office to the mini roundabout which is opposite Aldi, turn right and continue down the hill and proceed up the railway bridge. At the top of the bridge turn left onto Sandy Lane and immediately right into Ty Gwylfa.

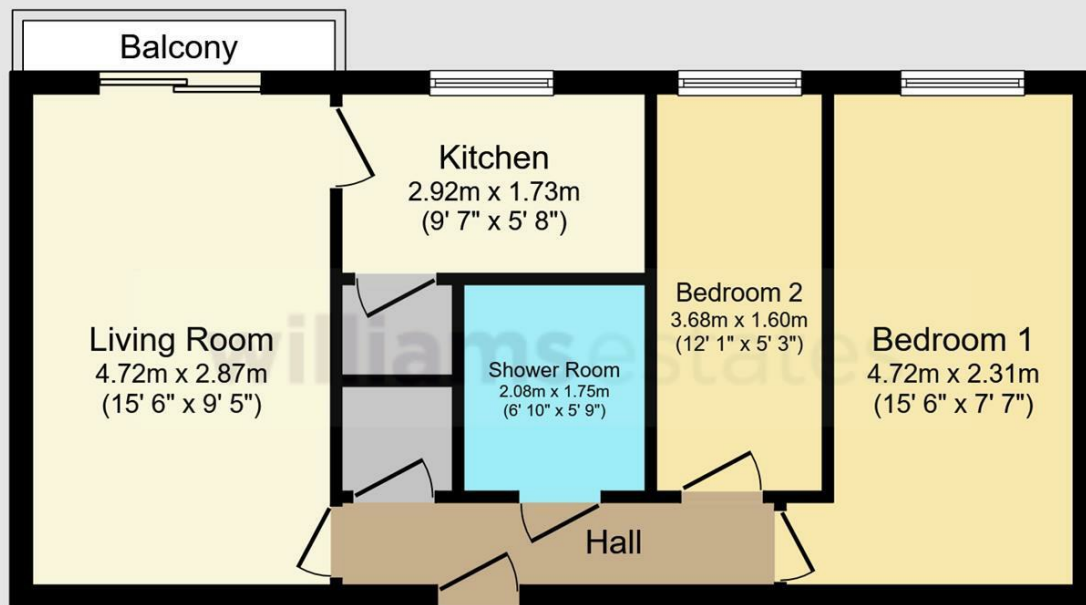
Agents Notes

Leasehold property

£166.33 per month for ground rent and service charge

65 Years remaining on the lease





Floor Plan

Floor area 47.2 sq.m. (508 sq.ft.)

TOTAL: 47.2 sq.m. (508 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

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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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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.