



**16 Tan Y Coed, Prestatyn, Denbighshire,  
LL19 8YP**

**£130,000**



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



# Tan Y Coed, Prestatyn

## 2 Bedrooms - House - Terraced

A modern terrace house situated in a quiet cul-de-sac position, located in a popular residential area of Prestatyn and within easy reach of local amenities and schools. The accommodation briefly comprises of living room, kitchen diner, two bedrooms and a bathroom. An enclosed rear garden and allocated parking to the front. Available with no onward chain. Viewing recommended.



### Accommodation

Via a double glazed door leading into the living room.

### Living Room

14'11 x 11'10 (4.55m x 3.61m)

Having coved ceiling, lighting, ample power points, radiator, laminate flooring, stairs off to the first floor landing, under stair storage cupboard and double glazed window overlooking the front elevation.

### Kitchen Diner

11'10 x 8'0 (3.61m x 2.44m)

Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, built in oven and hob with stainless steel extractor hood over, cupboard housing the gas central heating boiler, void for washing machine, void for free standing fridge freezer, space for dining, lighting, power points, radiator, double glazed window to the rear elevation and double glazed patio doors allowing access onto the rear garden.



### Stairs Off To the First Floor Landing

Having loft hatch access and doors off.

### Bedroom One

12' max x 11'11 max (3.66m max x 3.63m max)

Having lighting, power points, radiator, built in storage cupboard and two double glazed windows overlooking the front elevation.



### Bedroom Two

11' x 5'10 (3.35m x 1.78m)

Having lighting, power points, radiator and double glazed window overlooking the rear elevation.

### Bathroom

5'9 x 5'6 (1.75m x 1.68m)

Comprising of low flush W.C., pedestal hand wash basin, panelled bath with wall mounted shower over, partially tiled walls, radiator and obscure double glazed window to the rear elevation.

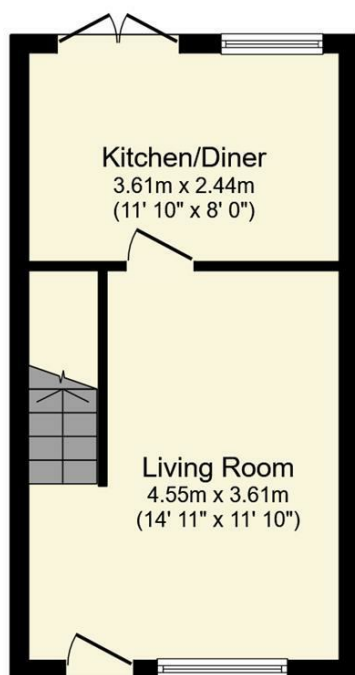
## Outside

Having allocated parking spaces to the front providing off road parking. The enclosed rear garden having a paved patio, mainly laid to lawn and is bound by fencing and has the added benefit of an outside timber store. A timber gate provides access to the rear.

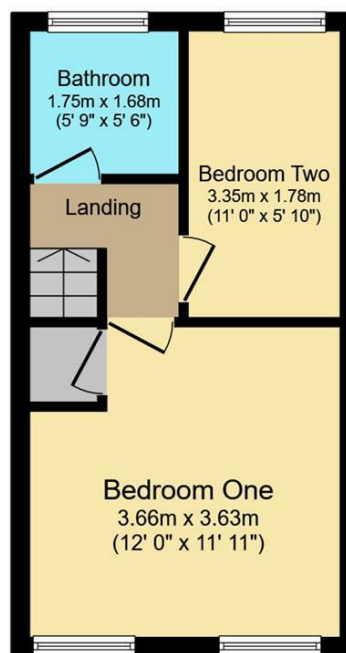
## Directions

Proceed from the Prestatyn office to the mini roundabout taking the right turning right onto Ffordd Pendyffryn, turn immediate left onto Fforddisa and continue along turning right onto Ffordd Penrhwyfya. At the Jolly Sailor Public House turn left onto Ffordd Pant Y Celyn. Continue around the bend and Tan Y Coed can be found on the left hand side.





**Ground Floor**  
Floor area 25.7 sq.m. (277 sq.ft.)




**First Floor**  
Floor area 25.7 sq.m. (277 sq.ft.)

Total floor area: 51.4 sq.m. (554 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) <b>A</b>		
(81-91) <b>B</b>		
(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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