

**107 Victoria Road, Prestatyn,  
Denbighshire, LL19 7SR**

**Auction Guide £180,000**



**EPC - C71    Council Tax Band - C    Tenure - Freehold**



# Victoria Road, Prestatyn

## 4 Bedrooms - Office

AVAILABLE FOR SALE VIA THE MODERN METHOD OF AUCTION

Welcome to Victoria Road, Prestatyn - a charming property that offers a unique blend of residential and commercial space, perfect for those looking for a versatile living arrangement.

This spacious house boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With four bedrooms and two bathrooms, there is ample space for a growing family or visiting guests.

Situated in a prominent main road position, this property offers excellent visibility and accessibility. The convenience of being close to local amenities ensures that everything you need is just a stone's throw away. One of the standout features of this property is its good-sized garden, providing a tranquil outdoor space where you can unwind and enjoy the fresh air.



### Agent Notes

The dwelling is currently used as partly office space and has previously been used as a shop. Change of use will need to be discussed with the local council.

### Accommodation

Via a double glazed door leading into the entrance porch.

### Porch

Having tiled flooring, double glazed windows surrounding with obscure double glazed door leading into the entrance hallway.

### Entrance Hallway

Having stairs off to the first floor landing, lighting, telephone point, radiator, cupboard under the stairs for storage and doors off.

### Shop Floor Room One

14'6" x 13'11" (4.43 x 4.25)

Having lighting, power points, radiator, store cupboard and a large double glazed window overlooking the front elevation.

### Room Two

15'10" x 11'2" (4.83 x 3.42)

Having lighting, power points, radiator, double glazed window overlooking the front elevation and a double glazed door allowing access to the front.

### Kitchen Diner

15'11" x 10'7" (4.87 x 3.24)

Fitted with wall, drawer and base units with worktop surfaces over, space for dining, void for washing machine, void for tumble dryer, void for free standing cooker with extractor fan above, partially tiled walls, lighting, power points, stainless steel sink and drainer with mixer tap over, double glazed windows to the side and rear elevations with views of Prestatyn Hillside and a double glazed door giving access to the patio.

### Pantry

Ideal for storage.

### Boiler Room

Having space for free standing fridge freezer, wall mounted boiler, lighting and door leading to the ground floor shower room.

### Shower Room

7'8" x 5'5" (2.35 x 1.67)

Having walk in shower enclosure, low flush WC, hand wash basin with taps over, lighting and a double glazed obscure window onto the rear elevation.

### Stairs off To The First Floor Accommodation



### Bedroom One

14'5" x 14'0" (4.41 x 4.27)

Having lighting, power points, radiator, fitted wardrobes and drawers and a double glazed window overlooking the front elevation.

### Bedroom Two

16'0" x 11'8" (4.9 x 3.57)

Having lighting, power points, radiator, telephone point and double glazed windows overlooking the front and side elevations.

### Bedroom Three

13'5" x 12'1" (4.09 x 3.69)

Having lighting, power points, radiator, feature fire surround and hearth, TV aerial point and sliding aluminium doors giving access to the rear balcony enjoying views of Prestatyn Hillside and out towards the rear garden.

### Bedroom Four

9'11" x 9'6" (3.03 x 2.92)

Having, lighting, power points, radiator and double glazed window to the side elevation.

### Shower Room

10'4" x 6'6" (3.16 x 2.00)

Fitted with a low flush WC, large walk in shower enclosure with wall mounted shower head, wall mounted heated towel rail, vanity hand wash basin with stainless steel mixer tap over, inset spot lighting and double glazed obscure window to the rear.

### Outside

The property is approached via a driveway providing ample off street parking leading up to the garage and giving access to the rear garden via a timber gate. The front garden is laid to lawn. The rear garden enjoys a sunny aspect, ideal for outside entertaining being laid to lawn with a variety of mature flowering shrubs and trees.

### Garage

19'9" x 10'3" (6.04 x 3.14 )

Having double timber doors to the front, timber door to the side, lighting, glazed window.

### Directions

Proceed from Prestatyn office left to the round about, take the second exit off onto Ffordd Pendyffryn, continue along passing the bus station of the left hand side, continue over the bridge to the traffic lights, at the traffic lights, turn left onto Victoria Road and continue along. Number 107 can be found on the left hand side.

### Auctioneers Comments

#### Auctioneer Comments

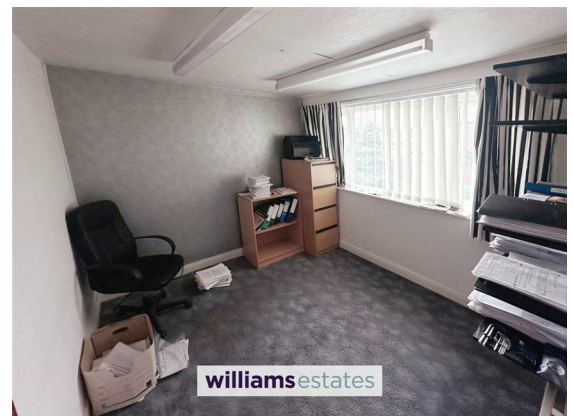
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

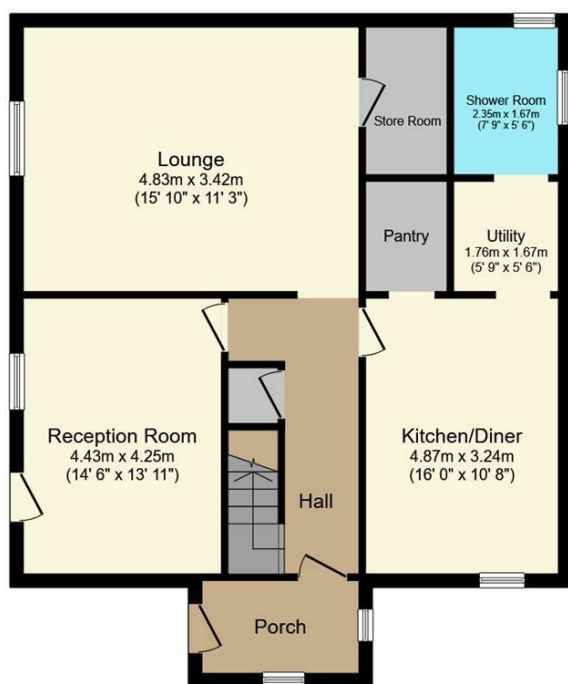
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

The Fee is considered within calculations for stamp duty.

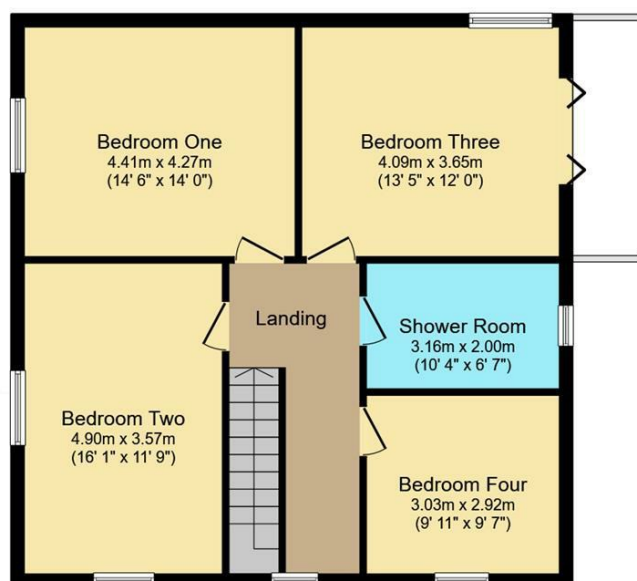
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.







**Ground Floor**  
 Floor area 77.8 m<sup>2</sup> (838 sq.ft.)

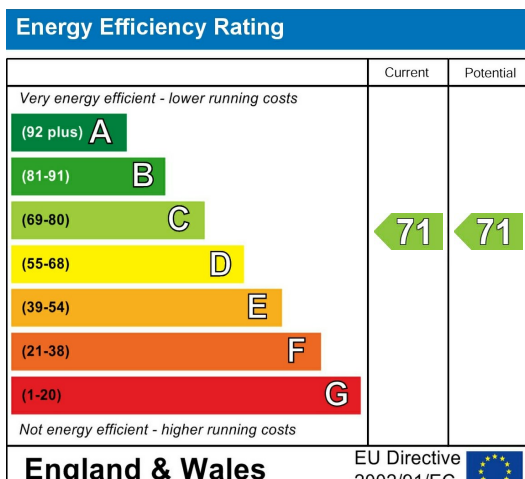


**First Floor**  
 Floor area 74.0 m<sup>2</sup> (796 sq.ft.)

**TOTAL: 151.8 m<sup>2</sup> (1,634 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

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.



Call us on  
 01745 888900

[Prestatyn@williamsestates.com](mailto:Prestatyn@williamsestates.com)

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.

**williams**estates