



**6 Glan Mor, Prestatyn, Denbighshire,
LL19 7NX**

£137,500

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EPC - C72 Council Tax Band - B Tenure - Freehold

Glan Mor, Prestatyn

2 Bedrooms - House - End Terrace

A fantastic opportunity to purchase this charming end-of-terrace, two double bedroom home, ideally located within walking distance of the beautiful seaside promenade and picturesque sand dunes. Situated close to Prestatyn Shopping Parc and local amenities, this well-presented property occupies a desirable position at the end of a quiet cul-de-sac, benefiting from a larger-than-average garden and allocated off-road parking.

This is an excellent choice for first-time buyers, small families, or investors seeking a property in a highly sought-after area. With coastal walks and convenient shopping just moments away, this property truly combines comfort and lifestyle.

Viewing is highly recommended, as opportunities like this rarely stay on the market for long



Accommodation

Via a new Front door giving access into:

Entrance Proch

4'0" x 3'6" (1.22m x 1.07m)

Housing the meter cupboard and having a door giving access into:

Living Room/Diner

17'3" x 11'8" (5.26m x 3.56m)

Having Lighting, power, two radiators, wall mounted electric fire with a wooden shelf over, uPVC double glazed window onto the front elevation, stairs up to the first floor, under stairs large storage cupboard and a door off into the Kitchen.



Kitchen

11'6" x 7'3" (3.51m x 2.21m)

Comprising of wall, drawer and base units with worktop over, void for a freestanding oven, void for a washing machine, void for an under counter fridge, void for an under counter freezer, stainless steel sink and drainer with mixer tap over, wall mounted modern radiator, uPVC double glazed window onto the rear elevation and a uPVC obscure glazed door giving access to the rear garden.

Landing

Having a good sized uPVC double glazed window onto the side elevation, loft access hatch, power points and doors off.



Bathroom

6'5" x 4'11" (1.96m x 1.52m)

Having a low flush W.C., vanity hand wash basin with a stainless steel mixer tap over, wall mounted mirrored medicine cabinet, bath with wall mounted shower over and a glass splash screen, partially panelled, extractor fan, radiator and lighting.

Bedroom One

11'1" x 9'6" (3.40m x 2.91m)

Having a built in storage cupboard, lighting, power points, radiator and a uPVC double glazed window on the rear elevation.

Bedroom Two

11'7" x 8'2" (3.54m x 2.51m)

Having lighting, power points, radiator and a uPVC double glazed window onto the front of the property.

Outside

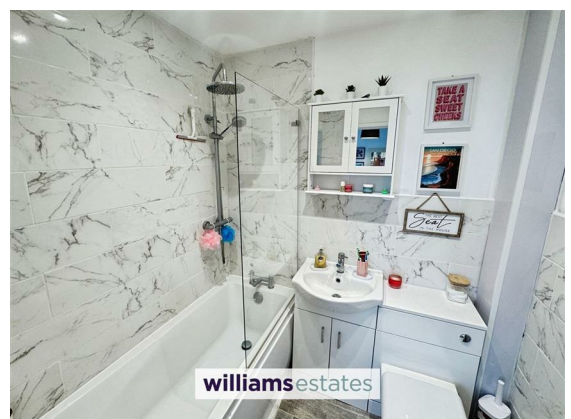
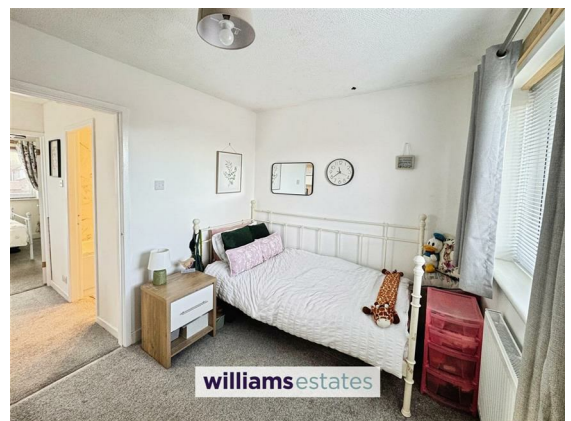
The property benefits from its own allocated off-road parking, set beside a patio area with a pathway leading directly to the front door. To the right of the entrance lies a lawn, adding a welcoming touch of greenery to the frontage. A path continues along the side of the home, providing convenient access around the property to the rear door. The side garden is of a generous size and is predominantly laid to lawn, offering excellent outdoor space. At the rear, steps lead up to a raised level featuring a timber storage shed and ample room for outdoor seating, perfect for enjoying alfresco dining and relaxing in a elevated setting.

Agent Notes

Since the vendor has lived in the property, the following work has been done -Front door replaced, Landing window replaced, whole of the downstairs re-plastered, new bathroom fitted, new carpets and flooring in the lounge/porch area, everywhere repainted, new boiler fitted this year and all new radiators.

Directions

From the Prestatyn office turn left onto Meliden road and at the mini roundabout turn right and continue past the bus station, over the railway bridge and continue to the traffic lights, proceed straight across onto Bastion Road and take the fourth turning on the left onto Glan Traeth and second left onto Glan Mor where the property will be found at the top left of the cul-de-sac.





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		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.