



**61 Caradoc Road, Prestatyn,  
Denbighshire, LL19 7PG**

**£135,000**



**EPC - 0    Council Tax Band - B    Tenure - Freehold**



# Caradoc Road, Prestatyn

## 2 Bedrooms - House - Terraced

Situated on Caradoc Road, this terraced house is ideal for a first time buyer or an investment opportunity. Comprising of two good sized bedrooms, living room, kitchen and shower room. Benefitting from easy to maintain gardens and an unspoilt view of Prestatyn Hillside to the front. Within walking distance to local amenities and the town centre. Viewing is highly recommended to fully appreciate everything this property has to offer.



### Accommodation

via a modern composite door, leading into the;

### Living Room

12'4" x 11'6" (3.77m x 3.53m)

Having lighting, power points, radiator, electric fireplace, uPVC double glazed window onto the front elevation and a door into the;

### Kitchen

9'1" x 6'9" (2.77m x 2.06m)

Comprising of wall, drawer and base units with a complementary worktop over, integrated oven with four ring hob and extractor fan above, stainless steel sink with stainless steel mixer tap over, integrated washing machine, uPVC double glazed window onto the rear elevation, stairs to the first floor landing, space under the stairs for a freestanding fridge/freezer and an opening into the;

### Rear Hall

Having lighting, utility space, modern composite door onto the side giving access to the rear garden and a door into the;

### Shower Room

6'8" x 5'9" (2.04m x 1.77m)

Comprising low flush W.C., hand-wash basin with stainless steel mixer tap over, walk-in shower enclosure with a wall mounted shower head and seat, tiled walls, wall mounted heater, extractor fan, lighting, radiator and a uPVC double glazed obscure window onto the side elevation.

### Stairs to the First Floor Landing

Having lighting and doors off to the bedrooms.

### Bedroom One

12'9" x 9'1" (3.90m x 2.79m )

Having lighting, power points, radiator, loft access hatch and a uPVC double glazed window onto the front elevation enjoying views of Prestatyn Hillside.



### Bedroom Two

9'8" x 8'1" (2.97m x 2.47m)

Having lighting, power points, radiator fitted wardrobes for storage and a uPVC double glazed window onto the rear elevation.

### Outside

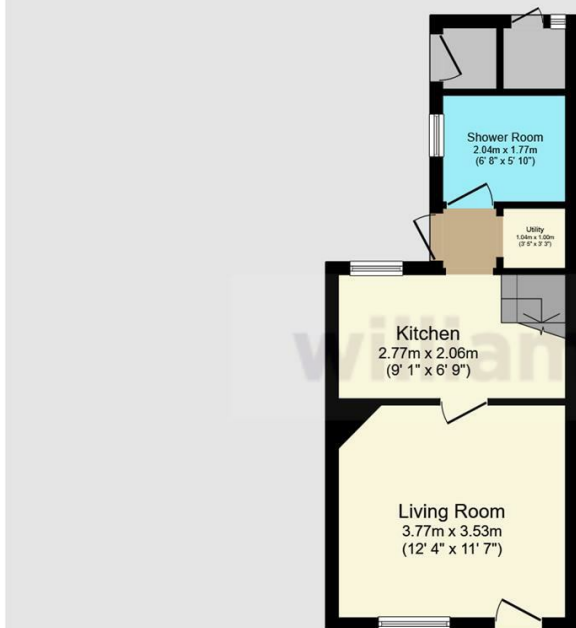
To the front, the property is approached via a paved pathway leading up to the accommodation. The front garden is of ease and low maintenance and enjoys an unspoilt view out towards the Prestatyn Hillside.

To the rear, the garden is paved for ease and low maintenance and bound by timber fencing. The rear garden provides access to a store which houses the boiler. The rear garden enjoys a sunny aspect all day long and is ideal for outdoor dining or entertaining guests.

### Directions

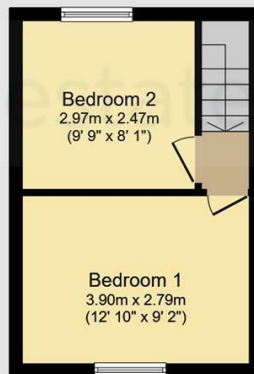
Proceed from Prestatyn office left onto the roundabout, take the second exit off onto Ffordd Pendyffryn, continue along passing the bus station on the left hand side, over the railway bridge and at the zebra crossing, take the right to the Station Road, continue along and take the last right turning onto Morley Avenue which will continue onto Caradoc Road, where this property can be found by means of for sale sign.





**Ground Floor**

Floor area 29.8 sq.m. (321 sq.ft.)



**First Floor**

Floor area 21.5 sq.m. (231 sq.ft.)

Total floor area: 51.2 sq.m. (552 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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