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**34 Lon Brynli, Prestatyn, Denbighshire,
LL19 8YF**

£110,000



EPC - C77 Council Tax Band - B Tenure - Leasehold

Lon Brynli, Prestatyn

2 Bedrooms - Flat

Available with no onward chain. A first floor apartment located in a popular residential area of Prestatyn and within walking distance to the local amenities and schools. The accommodation briefly comprises of good sized living room, modern fitted kitchen, two double bedrooms and fitted bathroom. Outside providing off road parking and garden to the front. Ideal for a first time buyer.



Accommodation

Via a double glazed door allowing access into the entrance hallway.

Entrance Hallway

Having stairs to the first floor, built in storage cupboard housing the gas central heating boiler and doors off.

Living Room

14'3" x 11'1" (4.368 x 3.389)

Having lighting, power points, TV aerial point, radiator, laminate flooring, a double glazed window overlooking the rear elevation with distant views of Prestatyn Hillside and door leading into the kitchen.

Kitchen

8'11" x 8'4" (2.724 x 2.550)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, stainless steel sink and drainer with mixer tap over, void for slot in cooker, void for washing machine, ample power points, lighting, vinyl flooring, radiator, extractor fan, smoke and heat detector and a double glazed window overlooking the rear elevation.

Bathroom

6'4" x 6'2" (1.955 x 1.898)

Fitted with a white three piece suite comprising of panelled bath with shower over, low flush W.C., pedestal hand wash basin, tiled flooring, partially tiled walls, extractor fan and an obscure double glazed window.

Bedroom One

12'4" x 10'2" (3.772 x 3.105)

Having lighting, power points, radiator, built in storage cupboard/wardrobe and a double glazed window overlooking the front elevation.

Bedroom Two

10'0" x 8'8" (3.055 x 2.645)

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



Outside

The property is approached via a path leading to the front door. A driveway provides off road parking. The garden to the front being laid with slate chippings for ease of maintenance and is bound by fencing. An outside store provides access to the gas and electric meters and is located to the side of the front door.

Directions

Proceed from Prestatyn office left to the roundout and take the second exit off onto Ffordd Pendyffryn. Take the first left onto Fforddisa and proceed to the crossroads turning right onto Ffordd Penwylfa. Turn left after the Jolly Sailor onto Ffordd Pant y Celyn and second right onto Lon Brynli.

Agents Notes

The lease is 999 year lease and the charges are payable annually at £20.



Floor Plan

Floor area 57.7 sq.m. (621 sq.ft.)

Total floor area: 57.7 sq.m. (621 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)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

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