



1 Oldgate Road

Prestatyn, LL19 7AU

Offers In The Region Of £300,000



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ACCOMMODATION COMPRISES

The property is accessed via a wright iron gate and and pathway leads to the front of the property. Security light and courtesy light.

White UPVC door with decorative leaded panels leads into:

Porch

3'3" x 4'3" (1.0m x 1.3m)

Tiled flooring.

Wooden door with decorative stain glass inset and matching side panels opens into:

Entrance Hallway

16'4" x 12'5" (5m x 3.8m)

With feature high ceiling, loft access point, smoke detector built in cloak cupboard also having over head storage with mirrored doors and cupboard housing electric meter and fuse box.

Glazed door leads off to:

Lounge

16'4" x 12'5" (5m x 3.8m)

Double glazed leaded bay window with top openers to the front elevation. Electric fire set on a feature marble surround and hearth. two wall light points, single panelled radiator, t.v. aerial sockets, picture rail, telephone point, textured and covered ceiling.

Bedroom One

14'5" x 12'7" (excluding bay window) (4.4m x 3.84m (excluding bay window))

Double glazed bay window to the front elevation and double glazed window to the side elevation. Fitted wardrobes with sliding doors having hanging rails and over head storage. Single panelled radiator, aerial socket, textured and covered ceiling.

Bedroom Two

10'5" x 9'6" (3.2m x 2.9m)

Double glazed window with top openers to the rear elevation, single panelled radiator and fitted wardrobes with sliding doors having hanging rails and over head storage.

Shower Room

(7'6" x 6'10") ((2.3m x 2.1m))

Fitted with a three piece suite comprising of a fully tiled double shower cubicle with sliding doors, mixer tap shower attachment and fitted

seat, low level flush W.C and pedestal wash hand basin. Fixed mirror, fitted storage cupboard, fully tiled walls, wall mounted ladder style radiator and extractor fan. Double glazed frosted window to the rear elevation.

Inner Hallway

10'5" x 2'10" (3.2m x 0.87m)

High coved ceiling, picture rail, thermostat heating control, smoke alarm.

Doors lead off to:

Bedroom Three

10'5" x 9'6" (3.2m x 2.9m)

Double glazed window with stained glass top openers to the front elevation, single panelled radiators and covered ceiling. Currently used as a sitting room.

Kitchen

13'5" x 6'2" (4.1m x 1.9m)

Housing a range of wall and base units with roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, splash back tiling, space for electric cooker andspace for fridge freezer. Void and plumbing for washing machine and dishwasher. Tile effect laminate flooring, recessed spotlights, loft access point and double glazed window to the front and rear elevation.

Door leads off to:

Dining Room

12'1" x 8'5" (3.7m x 2.59m)

Double glazed leaded window to the front elevation, double panelled radiator, high coved ceiling, picture rail.

Utility Room

8'10" x 4'11" (2.7m x 1.5m)

Housing a range of wall and base units, wall mounted central heating boiler, void and plumbing for washing machine and tile effect vinyl flooring.

Outside

Garage

17'4" x 9'6" (5.3m x 2.9m)

Detached garage with electric up and over door, double glazed window to the side elevation, light and electric outputs. Wooden door leads to the patio.

Workshop

A wooden built shed with a poly carbonate roof, has light and electric.

To The Front

The front of the property is bound by a red brick wall and is accessed via a wrought iron gate with a pathway leading up to the front door. A block paved driveway provides parking for two vehicles. To the side of the property you will find a mainly laid to lawn garden, bound by a red brick wall and having borders well stocked with an array of bushes, shrubs and plants.

To The Rear

To the rear of the property you will find a large patio area bound by wood fence panelling- ideal for al fresco dining.

Council Tax Band

Band 'E'

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at holywell@reidandroberts.com

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

MAKE AN OFFER

Once you are interested in buying this property, contact this office to

make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

MONEY LAUNDERING REGULATIONS

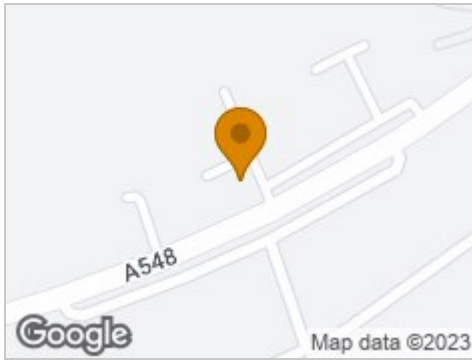
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MISDESCRIPTION ACT

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.



Road Map



Hybrid Map



Terrain Map



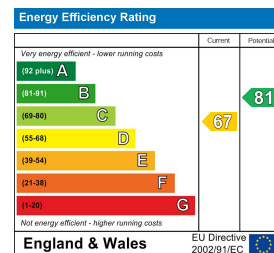
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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