



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

£100,000



EPC - D64 Council Tax Band - B Tenure - Freehold

Caradoc Road, Prestatyn

2 Bedrooms - House - Terraced

A traditional mid terrace house within walking distance to all local amenities, bus and train stations and seaside promenade. The accommodation briefly comprises of entrance porch, living room, dining room, kitchen two double bedrooms and a bathroom. Garden to the rear and available with no onward chain.



Accommodation

Via a double glazed door leading into the entrance porch.

Porch

Having double glazed windows surrounding, laminate flooring, power points and a timber glazed door leading into the living room.

Living Room

12'0" x 11'7" (3.679 x 3.556)

Having coved ceiling, picture rail, lighting, power points, TV aerial point, wall mounted electric meter, tiled fireplace housing a gas fire, double glazed window onto the front elevation and door leading into the dining room

Dining Room

12'1" x 8'10" (3.686 x 2.712)

Having picture rail, lighting, power points, radiator, stairs off to the first floor, under stairs storage, double glazed window onto the rear elevation and timber glazed door leading into the kitchen.

Kitchen

7'1" x 5'2" (2.163 x 1.587)

Fitted with wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, void for washing machine, void for slot in cooker, tiled walls, double glazed window onto the rear elevation and double glazed door allowing access to the rear garden.

Stairs Off To The First Floor Landing

Having doors off.

Bedroom One

12'2" x 12'0" (3.719 x 3.659)

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



Bedroom Two

12'1" x 11'11" (3.690 x 3.652)

Having lighting, power points, radiator, built in airing cupboard housing the Worcester gas central heating boiler, double glazed window overlooking the rear elevation and door leading into the bathroom.



Bathroom

6'1" x 5'2" (1.868 x 1.580)

Fitted with W.C., pedestal hand wash basin, panelled bath with telephonic shower head over, tiled walls, radiator, wall mounted heater and obscure double glazed window onto the rear elevation.



Outside

The property is approached via a sliding wrought iron gate leading onto the paved path. The rear garden being laid to lawn with a paved path and gravelled borders with a variety of plants and shrubs and is bound by fencing. The property has the benefit an on outside timber store and brick built outhouse.

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 further along on the left hand side.





Floor area 32.3 sq.m. (347 sq.ft.) Floor area 30.3 sq.m. (327 sq.ft.)

Total floor area: 62.6 sq.m. (674 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		
(55-68)	D	64	80
(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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Call us on
01745 888900
Prestatyn@williamsestates.com