

**17 Aber Road, Prestatyn, Denbighshire,  
LL19 7HL**

**£170,000**

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**EPC - D68    Council Tax Band - C    Tenure - Freehold**



# Aber Road, Prestatyn

## 2 Bedrooms - House - Semi-Detached

Nestled on Aber Road in the charming town of Prestatyn, this delightful end of terraced house presents an excellent opportunity for first-time buyers. Boasting two generously sized bedrooms, this property is designed for comfortable living. The well-proportioned living room offers a welcoming space for relaxation and entertaining.

Recent upgrades, including a new roof, recent damp proofing and a complete electrical rewire, ensure that this home is both safe and modern, allowing you to move in with peace of mind. The low-maintenance gardens provide a perfect outdoor retreat without the burden of extensive upkeep, making it ideal for those with a busy lifestyle. This turn-key property is ready for you to make it your own. With its convenient location and practical features, this end of terraced house is a fantastic choice for anyone looking to step onto the property ladder. Don't miss the chance to view this lovely home; it could be the perfect fit for you. Book a viewing today to avoid disappointment.



### Accommodation

Via a composite door leading into;

### Entrance hallway

6'3" x 4'5" (1.93m x 1.36m )

Having tiled flooring, lighting, BT open reach point, stairs up to first floor and doors off.

### W.C.

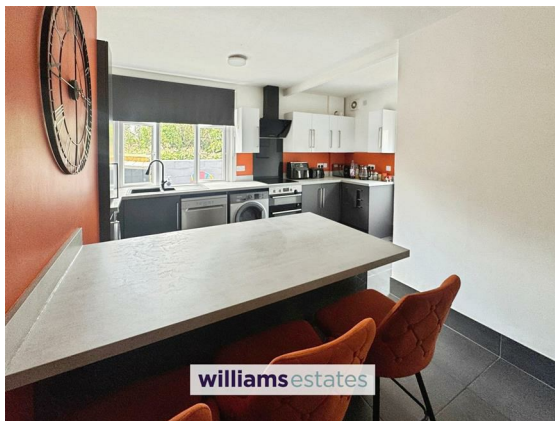
4'4" x 3'8" (1.34m x 1.12m )

Comprising of a low flush W.C., wall mounted vanity hand wash basin with stainless steel mixer tap over, light up wall mounted mirror, wall mounted heated towel rail, tiled flooring and an extractor fan.

### Living Room

14'9" x 11'10" (4.52m x 3.61m )

Having lighting, power points, a radiator, uPVC double glazed bay window onto the front elevation with built in window seat, electric feature fire with fixtures and sockets for a wall mounted TV, built in shelving and storage cupboards in the alcoves one housing the electric box and beautiful hardwood flooring.



### Kitchen

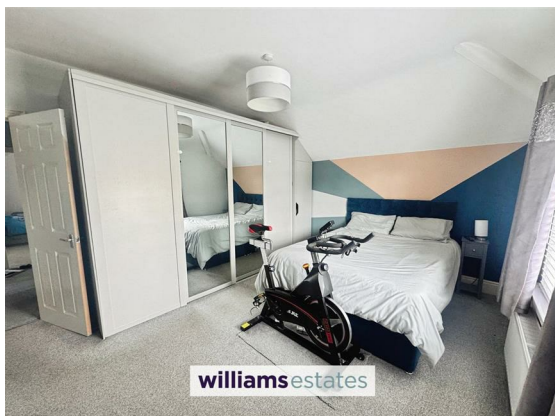
18'6" m max x 14'11" max (5.66 m max x 4.55m max)

Comprising of wall, drawer and base units with complimentary worktop over, composite sink and drainer with mixer tap over, void for tumble dryer, void for a washing machine, void for a dishwasher, breakfast island with space for three chairs and under counter space for free standing fridge and free standing freezer, built in four ring electric hob with modern extractor fan above, wall mounted boiler discreetly housed in the cupboard, under stairs storage ideal as a walk in pantry, void for an oven, uPVC double glazed window overlooking the rear garden and a composite door with obscure glass giving access to the side/rear of the property.

### Bedroom One

14'11" x 11'10" (4.56m x 3.62m)

Being a very good size having lighting, power points, TV aerial socket, a radiator, uPVC double glazed window onto the front elevation and beautiful built in wardrobes with two mirrored doors .



## Bedroom Two

12'3" x 10'4" (3.75m x 3.16m )

Being a very good size having lighting, power points, a radiator, beautiful built in wardrobes with one door being mirrored and a uPVC double glazed window onto the rear elevation.

## Family Bathroom

10'7" x 7'2" (3.24m x 2.20m )

Comprising of a low flush W.C., bath with stainless steel mixer tap over, wall mounted electric shower and glass splash screen, built in wall storage, hand wash basin with stainless steel mixer tap over, laminate flooring, partially tiled walls, lighting, wall mounted heated towel rail, light up wall mounted mirror and a uPVC double glazed obscure window onto the side elevation.

## Additional Notes

Electrical Rewire - 2021 Location - Living Room

New Roof - 2021

The boiler has been serviced this year. Location - Kitchen

Damp proofing - 2021

New Staircase

House was rendered in 2016

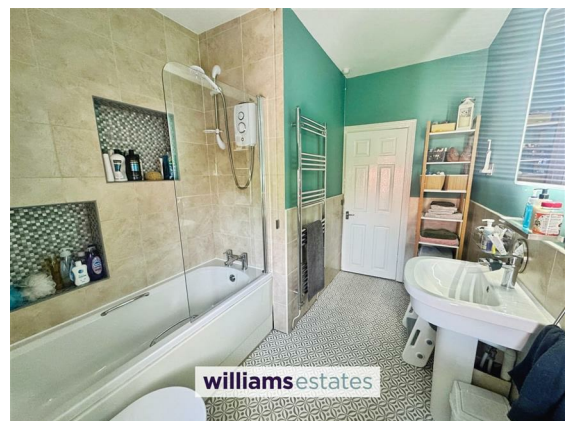
## Outside

Approached via wooden double gates opening into a welcoming front garden, a concrete path gives access to the property, while to the side is laid with granite chippings with a decorative flower arrangement to the centre and the side bordered neatly with brickwork. The path continues down the side of the property, providing easy access to the rear garden.

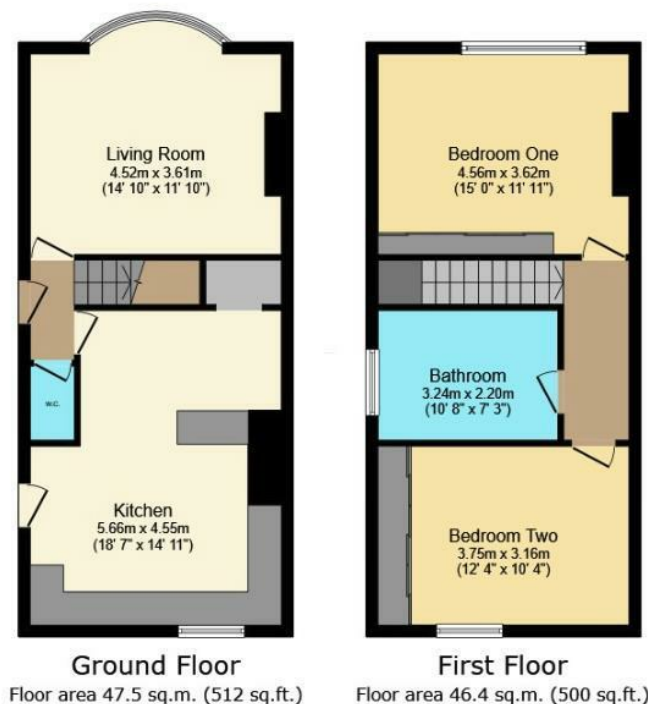
This thoughtfully designed low-maintenance garden features a primarily laid chipped granite surface. Raised wooden sleeper flower beds frame the space, perfect for vibrant planting and seasonal interest. Built-in wooden storage solutions blend seamlessly into the garden design, discreetly housing the bins and garden equipment for a tidy, uncluttered appearance. Having an outside water source ensures easy plant care. Ideal for those seeking a stylish, functional outdoor space with minimal upkeep.

## Directions

From the Prestatyn office, proceed right at the mini roundabout down Ffordd Pendyffryn. Continue over the railway bridge to the traffic lights and turn right onto Marine Road, turn left onto Aber Road, and the property can be found straight down and just on the bend.







Total floor area: 93.9 sq.m. (1,011 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](http://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 |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>80</b> |
| (55-68) <b>D</b>                            | <b>68</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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