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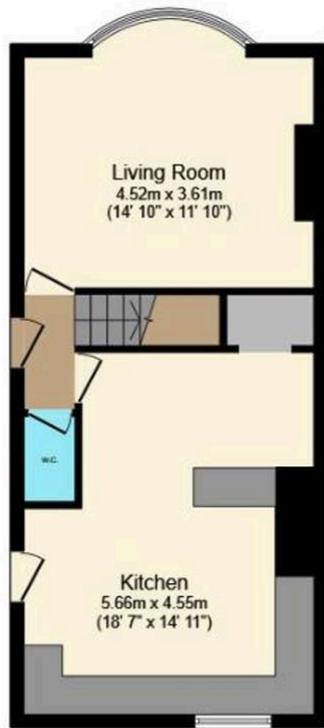
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## 17 Aber Road, Prestatyn, LL19 7HL - £170,000

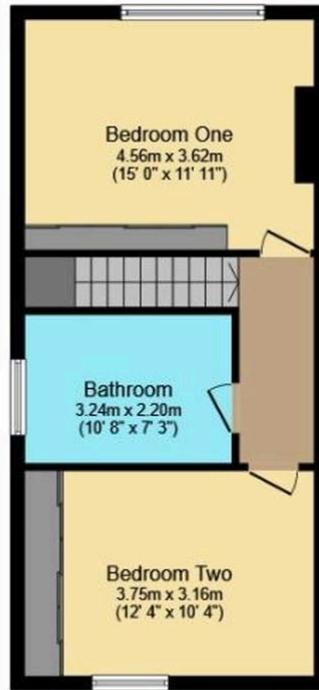
Tenure: Freehold - Council Tax: C - EPC: D68

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.

Book a viewing today to avoid disappointment.



**Ground Floor**  
Floor area 47.5 sq.m. (512 sq.ft.)



**First Floor**  
Floor area 46.4 sq.m. (500 sq.ft.)

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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