

williams lettings



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

£625 PCM

 1  1  1  D

EPC - D67 Council Tax Band - Deposit - £625 PCM

Lon Brynli, Prestatyn

1 Bedrooms - Apartment - Studio

Newly refurbished, well presented one bedroom first floor apartment located in a favoured residential area close to local amenities and excellent bus service. The accommodation offers a large open plan kitchen and living area, bedroom and modern bathroom. Externally having a shared rear garden, shed and off street parking. EPC rating D.

Hallway leading to stairs

Hallway and stairs to the first floor. Door leads into

Living room and open plan Kitchen

Laminate flooring , power points, radiator , mounted modern electric fire, telephone socket and 2 good sized uPVC window to the front. Open plan modern kitchen with white drawers and base units with grey pebble styled worktops over, sink and drainer, brick styled splashbacks, built in gas cooker with extractor hood over, plumbing for a washing machine, power points.

Bedroom

with new grey carpets, power points, radiator and uPVC double glazed window to the rear.

Bathroom

with modern white suite comprising of a low flush W.C, washbasin with vanity unit below, walk in overhead shower, wall panels, laminate flooring and obscure window to the side.

Outside


Long shared driveway leads to the shared rear garden being tarmacdeum for ease of maintenance and shed storage.

Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Turn third left onto Ffordd Pant y Celyn and continue along, turning second right onto Lon Brynli and No 8 can be seen at the left hand side.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	67	73
(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	

Call us on
01745 299399

Lettings@williamsestates.com

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.