

## 20 Crud Yr Awel, Prestatyn, Denbighshire, LL19 8YQ

**£135,000**

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**EPC - C70    Council Tax Band - B    Tenure - Leasehold**

# Crud Yr Awel, Prestatyn

## 2 Bedrooms - House - Semi-Detached

Time to get on the property ladder? We have the property for you! A well-presented two bedroom end-of terrace house. Comprising open-plan kitchen/living room, ground floor W.C., and family bathroom this property has everything you need! Situated on Crud Yr Awel the accommodation is close to local schools, convenience stores, pubs and restaurants and just a short walk away from the sea promenade. Upon a successful sale the sellers would be open to negotiating a price for the Freehold. EPC Rating: C70.



### Accommodation

via uPVC obscured double glazed door leading into;

### Living Room

11'11" x 13'5"

Having lighting, power points, radiator, stairs to first floor landing, t.v. aerial point, uPVC double glazed window and an open archway leading into;

### Kitchen

10'3" x 11'11"

A modern kitchen comprising wall, drawer and base units with worktops over, integrated oven with induction hob and extractor hood above and stainless steel splash back, void for free-standing fridge freezer, void and plumbing for washing machine, single drainer sink with mixer tap over, boiler, radiator, lighting, power points, partially tiled walls, uPVC double glazed window overlooking the rear and uPVC double glazed door leading out to the rear.



### Cloakroom

Comprising low flush W.C., pedestal hand wash basin with taps over, radiator and lighting.

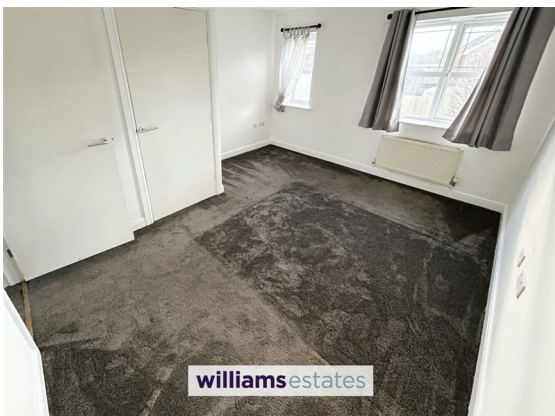
### Stairs To First Floor Landing

Having lighting, power points, uPVC obscured double glazed window to the side elevation and doors off;

### Bedroom One

11'11" x 12'1"

Having lighting, power points, radiator, t.v. aerial point, built-in storage cupboard and two uPVC double glazed windows overlooking the front elevation.



### Bedroom Two

10'11" x 5'10"

Having lighting, power points, radiator and a uPVC double glazed window overlooking the rear.

## Bathroom

5'6" x 5'9"

Comprising panelled bath with taps over, low flush W.C., pedestal hand wash basin with taps over, lighting, radiator, extractor fan and uPVC double glazed obscured window overlooking the rear.

## Outside

The property is approached via paved pathway with a laid to lawn front garden and space for off-road parking.

To the rear the garden is paved and decked for ease of low-maintenance and enclosed with timber fencing.

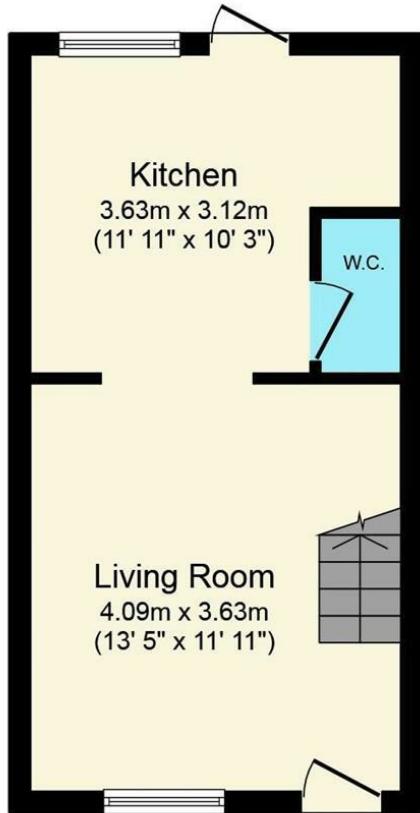
## Directions

Proceed from our Prestatyn Office, right at the mini roundabout and left over the bridge onto Fforddisa. Follow the road down and take the right turning for Ffordd Penrhwyfya. Immediately after the Jolly Sailor public house turn left and continue to the rear onto the Amberley Park development. At the T junction (Ffordd Pant Y Celyn) turn right. Crud yr Awel is the last left turning and number 20 can be found on your right hand side.

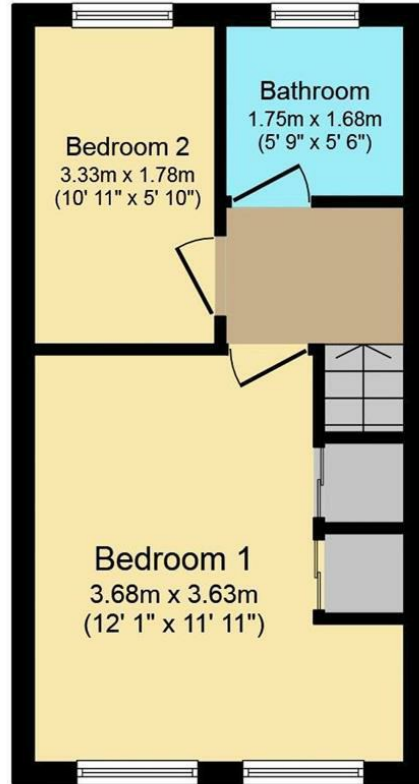
## Agent Note

The sellers would be happy to negotiate a price for the freehold upon a successful sale.





**Ground Floor**



**First Floor**

Total floor area 52.5 m<sup>2</sup> (565 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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 2002/91/EC	

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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.