

**22 Seabank Drive, Prestatyn,  
Denbighshire, LL19 7PP**

**AUCTION GUIDE PRICE £125,000**

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**EPC - C70    Council Tax Band - C    Tenure - Freehold**

# Seabank Drive, Prestatyn

## 2 Bedrooms - Bungalow - Semi Detached

For sale by Modern Method of Auction; Starting Bid Price £125,000 plus Reservation Fee. This Two Bedroom Semi-Detached Bungalow occupies a sizeable plot within the favoured seaside town of Prestatyn. Being just a short walk to Prestatyn beach and many other local amenities including local shops and schools. In need of internal modernisation, the property has plenty of potential to offer. Available with No Onward Chain and Vacant Possession. EPC C70.



### Accommodation

Via a uPVC double glazed obscure door leading into the ;

### Entrance Porch

Having uPVC double glazing surrounding and a timber framed obscure glazed door leading into the ;

### Living Room

13'7" x 7'10"

Having lighting, power points, radiator, wall mounted electric fire, a large uPVC double glazed window to the front, a door providing access into the inner hallway and another door providing access into the ;

### Kitchen

13'4" x 5'11"

Fitted with a range of wall, drawer and base units with complementary worktops over, stainless steel single drainer sink with mixer tap over, void for electric cooker, void for tall-standing fridge-freezer, void and plumbing for washing machine, power points radiator, lighting, wall mounted Worcester central heating boiler, two uPVC double glazed windows and a door providing access out to the side of the property.

### Inner Hallway

Having power points, radiator, lighting and doors off to further accommodation.

### Bedroom One

11'1" x 10'0"

Having lighting, power points, built in storage cupboards and double doors providing access into the conservatory.

### Bedroom Two

10'6" x 6'9"

Having lighting, power points, radiator and a door providing access into the ;

### Conservatory

17'10" x 7'8"

Being uPVC double glazed ; having power points, radiator and a door providing access into the rear garden.

### Shower Room

7'0" x 4'4"

Having non-slip flooring, tiled walls, low flush WC, wall mounted shower with bi-fold shower enclosure, pedestal hand wash basin, heated towel rail, loft access hatch, extractor fan, lighting and a uPVC double glazed obscure window to the side.



## Outside

0'0" x 0'0"

To the front the property benefits from a lawned portion for ease of maintenance and the property is approached via a concrete laid driveway providing access down the side of the property into the car-port and in-turn to the rear garden.

The rear garden is primarily laid to lawn with ample bushes, trees and shrubs with paved patio areas also making it an ideal spot for Al Fresco dining and is entirely bound by timber fencing.

## Directions

Proceed from our Prestatyn office towards the mini-roundabout taking the second exit onto Ffordd Pendyffryn and then immediately turn left onto Fforddisa. Continue along Fforddisa turning right just before the One Stop shop onto Ffordd Penrhwylyfa. Head down over the railway bridge and take the right turning onto Seabank Drive. This property can be found on the right hand side by way of our For Sale board.

## Auctioneers Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

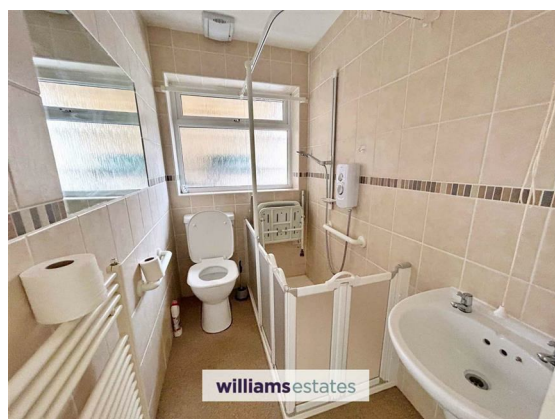
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

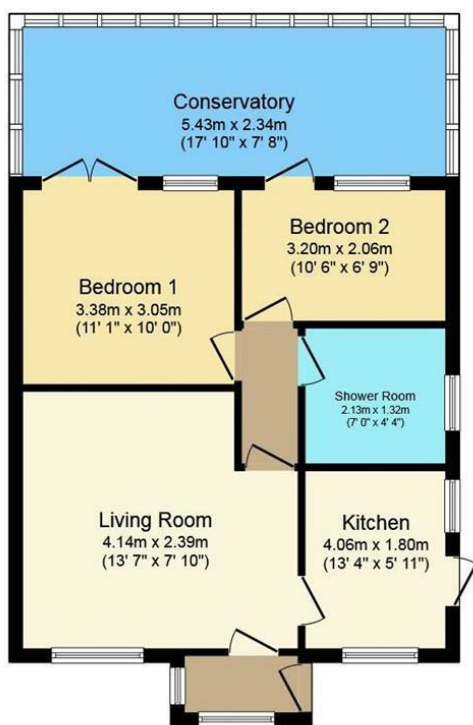
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.





### Floor Plan

Floor area 66.1 sq.m. (712 sq.ft.) approx

Total floor area 66.1 sq.m. (712 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</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.