



**32 Rhodfa Wyn, Prestatyn,
Denbighshire, LL19 7UN**

£155,000

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EPC - C77

Council Tax Band - C

Tenure - Leasehold

Rhodfa Wyn, Prestatyn

2 Bedrooms - House - Terraced

Available with no onward chain and vacant possession! A fantastic opportunity to acquire a two bedroomed terraced house, situated on the popular Tower Gardens development. Comprising two bedrooms, living room, kitchen, two en-suites and cloakroom. Added benefits include, off-road parking, garage and easy to maintain gardens. Close to all local amenities and a short walk to the seaside promenade. Internal viewing is highly recommended. EPC Rating C77.



Accommodation

via a uPVC double glazed obscure door, leading into the;

Entrance Hallway

8'10" x 3'0"

Having lighting, power point, radiator, W.C. off, store cupboard, door off and an archway into the;

W.C.

5'8" x 2'8"

Comprising low flush W.C., hand-wash basin, radiator, lighting, wall mounted electrics and a uPVC double glazed obscure window onto the front elevation.

Kitchen

9'11" x 6'2"

Comprising wall, drawer and base units with worktops over, integrated electric oven with four ring gas hob and an extractor fan above, stainless steel sink and drainer with a mixer tap over, void for under the counter appliance, space for a freestanding fridge/freezer, lighting, power points, partially tiled walls and a uPVC double glazed window onto the front elevation.

Living Room

20'0" x 12'8"

Having lighting, power points, radiator, electric fireplace with surround and hearth, T.V. aerial point, telephone point, uPVC double glazed double patio doors giving access to the rear and stairs to the first floor landing.

Stairs to the First Floor Landing

Having lighting, power point and doors off.

Bedroom One

12'7" x 8'4"

Having lighting, power points, radiator, T.V. aerial point, telephone point, uPVC double glazed window onto the front and an en-suite off.



En-suite

6'3" x 6'1"

Comprising bath with taps over, low flush W.C., hand-wash basin, lighting, radiator, extractor fan and shaver port.

Bedroom Two

12'7" x 9'4"

Having lighting, power points, radiator, T.V. aerial point, loft access hatch, store cupboard, uPVC double glazed window onto the rear and a door off into the ensuite.

En-suite

6'1" x 3'7"

Comprising low flush W.C., hand-wash basin, shaver port, walk-in shower enclosure, lighting and a shaver port.

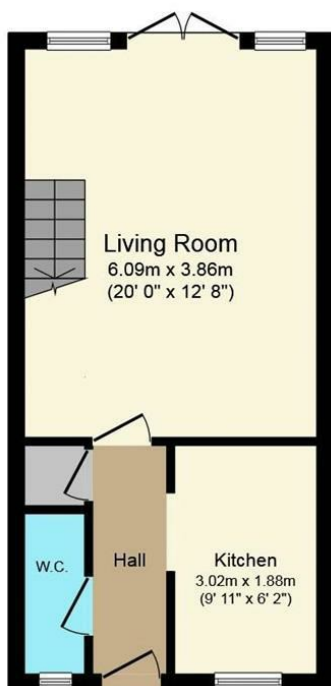
Outside

To the front, the property is approached via a paved pathway, with the front garden being of ease and low maintenance.

To the rear, the property is mainly laid to artificial grass and bound by timber fencing, with a timber gate to the rear.

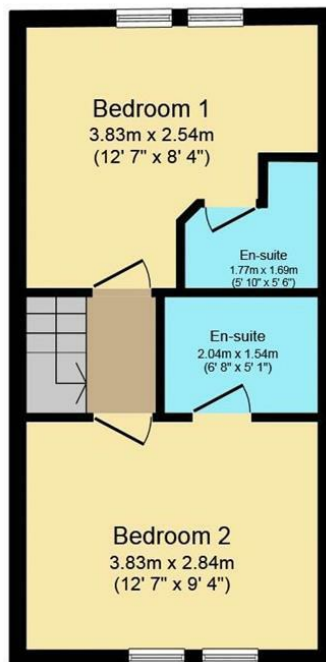
The property benefits from a garage and off-road parking.





Ground Floor

Floor area 31.8 sq.m. (343 sq.ft.) approx



First Floor

Floor area 31.8 sq.m. (342 sq.ft.) approx

Total floor area 63.6 sq.m. (685 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) A		91
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.