

**22 Morgan Road, Prestatyn,
Denbighshire, LL19 7YY**

AUCTION GUIDE PRICE £130,000

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EPC - E42 Council Tax Band - C Tenure - Freehold

Morgan Road, Prestatyn

3 Bedrooms - Bungalow - Detached

For sale by Modern Method of Auction; Starting Bid Price £130,000 plus Reservation Fee.

This three-bedroom detached bungalow lends itself to an investor or those wanting a project. Internally the property does require modernising but has the potential to be a lovely home. Being within close proximity to many local amenities including local shops, eateries and main bus-routes. Internal Viewing is Highly Encouraged. EPC Rating E47.



Accommodation

Via a uPVC double glazed decorative door with obscure glazed panelling to the side and leading into:

Entrance Porch

4'4" x 3'6" (1.32 x 1.07)

Having uPVC double glazed obscure door leading into:

Entrance Hallway

Being 'L' shaped having lighting, radiator and doors off.

Living Room

Having gas fire set on a marble effect backing and hearth with surround, radiator, power points, TV point, a uPVC double glazed obscure window to the side elevation and a uPVC double glazed bay window to the front elevation.

Bedroom One

11'9" x 9'8" (3.58 x 2.95)

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

Bedroom Two

10'10" x 8'9" (3.30 x 2.67)

Having lighting, radiator, power points and a uPVC double glazed window to the front elevation.

Bedroom Three

9'9" x 6'2" (2.97 x 1.88)

Having lighting, radiator, power points and a uPVC double glazed window to the side.

Bathroom

7'8" x 5'6" (2.34 x 1.68)

Comprising of low flush W.C., hand wash basin, bath with wall mounted shower over, lighting, radiator, extractor fan and a uPVC double glazed obscure window to the side.

Kitchen

11'6" x 10'6" (3.51 x 3.20)

Comprising of wall, drawer and base units with work tops over, in-built electric oven with four ring electric hob above, stainless steel extractor fan, stainless steel sink and drainer with stainless steel mixer tap over, partially tiled walls, space for free standing fridge/freezer, void for washing machine, wall mounted combination boiler, uPVC double glazed window to the rear elevation and a uPVC double glazed door with obscure glass panels leading into:



Conservatory

8'9" x 5'7" (2.67 x 1.70)

With uPVC double glazed windows, power point, lighting, dining area and a uPVC double glazed door which leads out to the rear garden.

Outside

Situated on a good sized plot which offers iron gates to the front which leads onto a concrete drive and a low maintenance gravelled front garden adjacent, with a pathway leading towards the rear.

The rear garden is mainly laid to lawn, with areas that are paved and ideal for outdoor dining and the garden being bound by timber fencing.

Directions

From the Prestatyn office proceed to the mini roundabout turning right and first left onto Fforddisa. Proceed along Fforddisa turning right at the crossroads onto Ffordd Penrhwylyfa. Proceed over the railway bridge and turn left into Lon Dyfi and right onto Marion Road. Take the first right onto Russell Drive and second left into Morgan Road and the property can be seen on the right hand side.

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).

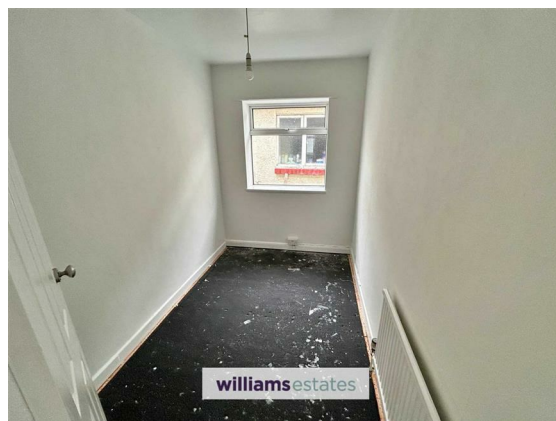
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of 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.

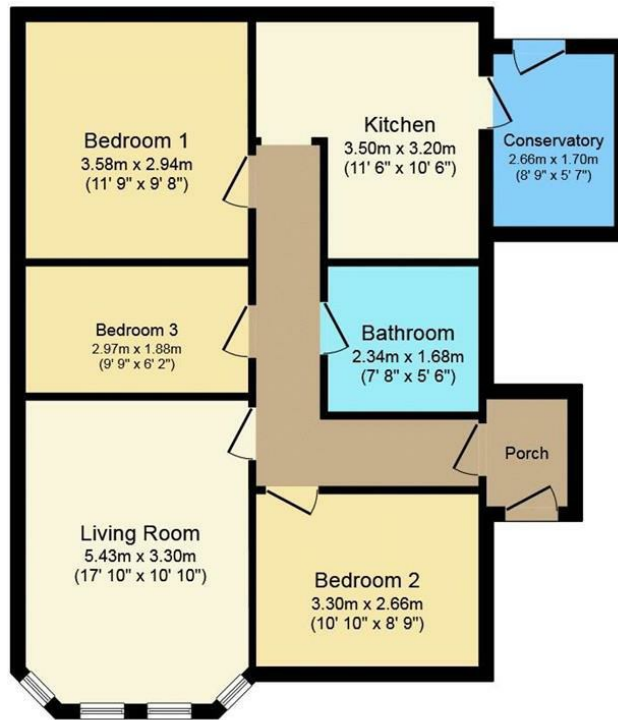
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and 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 72.5 sq.m. (781 sq.ft.) approx

Total floor area 72.5 sq.m. (781 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			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		42	
(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.