

williams estates



**23 Gwelfryn, Prestatyn, Denbighshire,
LL19 7SA**

£89,000

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EPC - C75 Council Tax Band - B Tenure - Leasehold

Gwelfryn, Prestatyn

2 Bedrooms - Flat

Available with no onward chain and vacant possession! A two bedroom first floor flat, situated within close proximity of all local amenities and the town centre. Perfect for a First Time Buyer / Investor. Internal viewing is highly recommended to fully appreciate. EPC Rating C 75.

Accommodation

via a front door, leading into the;

Entrance Vestibule

Having space for storage, uPVC double glazed window onto the side elevation and stairs to the first floor.

Hallway

Having lighting, storage cupboard, electric heater and doors off.

Living Room

12'10" x 12'6"

Having lighting, power points, electric heater, uPVC double glazed window onto the rear elevation, cupboard for storage and a door off into the;

Kitchen

8'6" x 6'3"

Comprising wall, drawer and base units with worktop over, void for freestanding oven, stainless steel sink and drainer with taps over, void for under the counter appliance, lighting, power points and a uPVC double glazed window onto the rear elevation.

Bedroom One

11'8" x 9'8"

Having lighting, power points, electric heater and a uPVC double glazed window onto the front elevation enjoying views of the hillside.

Bedroom Two

8'6" x 7'11"

Having lighting, power point, telephone point electric heater and a uPVC double glazed window onto the front elevation.

Bathroom

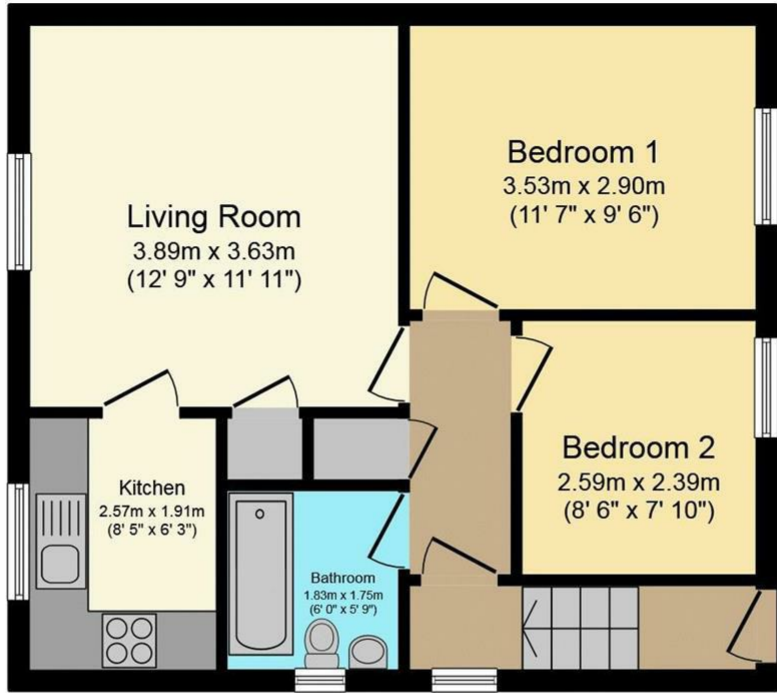
6'0" x 5'9"

Comprising low flush W.C., hand-wash basin with taps over, bath with taps over and a wall mounted shower head, lighting and a timber framed obscure glazed window onto the side elevation.

Outside

This property benefits from having a parking space.





Floor Plan

Floor area 48.4 sq.m. (521 sq.ft.) approx

Total floor area 48.4 sq.m. (521 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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	

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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.