



**50 Nant Hall Road, Prestatyn,
Denbighshire, LL19 9LN**

£175,000

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EPC - F35

Council Tax Band - C

Tenure - Freehold

Nant Hall Road, Prestatyn

3 Bedrooms - House - Semi-Detached

In need of Internal Modernisation, this Three Bedroom Semi-Detached House is Available with No Onward Chain and Vacant Possession. Situated within a sought after location and within close proximity to local schools, Retail Park, High Street and all other local amenities. Affording two reception rooms, kitchen, downstairs shower room, three bedrooms, upstairs bathroom and separate WC. Benefitting from a great-sized rear garden and having great potential for a family home. EPC Rating - F 35



Accommodation

Via a timber door with obscure panelling leading into the ;

Entrance Hallway

Having lighting, power points, a uPVC double glazed window to the side of the property and doors and stairs off to further accommodation.

Living Room

13'1" x 10'11" (3.99 x 3.33 (3.98 x 3.32))
Having lighting, power points and a uPVC double glazed bay window to the front.

Dining Room

13'1" x 9'8" (3.99 x 2.95 (3.98 x 2.94))
Having lighting, power points and a uPVC double glazed window to the rear.

Kitchen

8'3" x 9'2" (2.51 x 2.79)
Having lighting, power points, wall, drawer and base units with complementary worktops over, stainless steel single drainer sink with mixer tap over, void and plumbing for washing machine, a uPVC double glazed window to the side and a door leading to ;

Rear Porch

Having lighting, power points, radiator, a uPVC double glazed obscure door to the rear garden and a door leading into the ;

Downstairs Shower Room

7'7" x 6'0" (2.31 x 1.83)
Having a low flush WC, wall mounted hand wash basin, disability friendly shower enclosure with wall mounted shower above, non-slip flooring, tiling to half level, extractor fan and a uPVC double glazed frosted window to the rear.

Stairs to First Floor Landing

Having a uPVC double glazed window to the side of the property, loft access hatch, built in storage cupboards and doors off to further accommodation.



Bedroom One

13'1" x 10'11" (3.99 x 3.33 (3.98 x 3.32))

Having lighting, power points, built-in desk and a uPVC double glazed window to the rear.

Bedroom Two

13'1" x 10'5" (3.99 x 3.18 (3.98 x 3.17))

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

Bedroom Three

7'4" x 7'4" (2.24 x 2.24)

Having lighting, power points and a uPVC double glazed window to the front of the property.

Separate WC

Comprising a low flush WC, tiling to half level and a uPVC double glazed obscure window to the side.

Bathroom

6'8" x 4'7" (2.03 x 1.40)

Comprising a pedestal hand wash basin, panel bath with double tap over with wall mounted shower above, tiled walls, lighting and a uPVC double glazed window to the side.

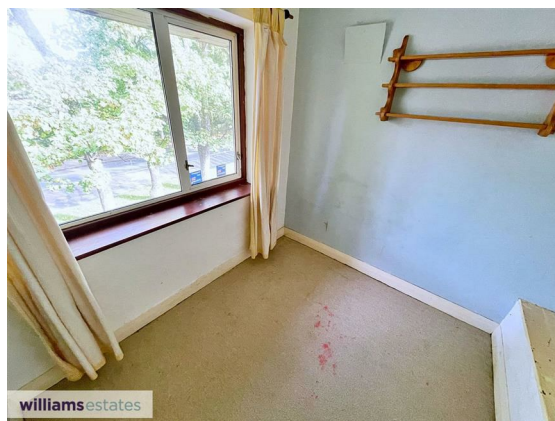
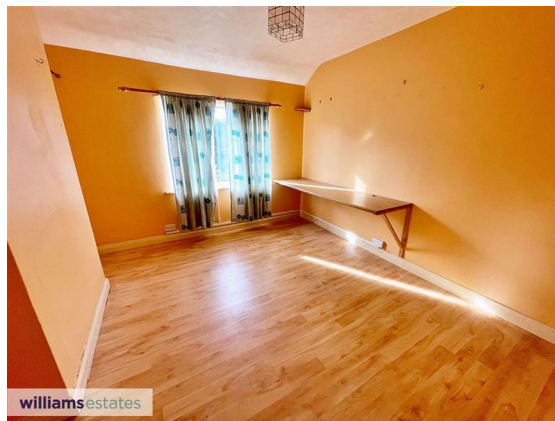
Outside

The property is approached via a block paved front garden for ease of maintenance with a concrete path leading to the side and rear of the property.

The garden to the rear is of a great size and is double tiered. Having a paved lower tier and lawned upper tier. Being enclosed by timber fencing and to one side having an array of bushes and hedges providing further

Directions

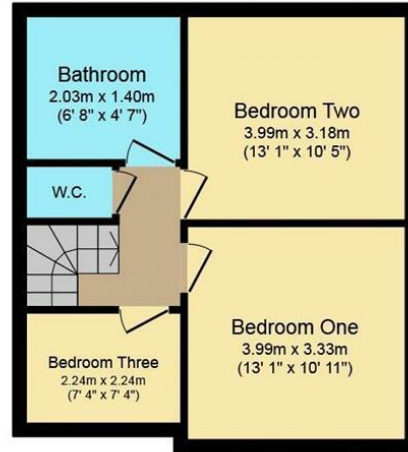
Proceed from our Prestatyn office along Gronant Road turning left onto Mostyn Avenue continue to the junction turning right onto Nant Hall Road. This property can be found on the right hand side.





Ground Floor

Floor area 56.7 sq.m. (611 sq.ft.) approx



First Floor

Floor area 38.4 sq.m. (413 sq.ft.) approx

Total floor area 95.2 sq.m. (1,024 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		83
(69-80) C		
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 888900

Prestatyn@williamsestates.com

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.