



**4 Hafod Y Mor, Prestatyn, Denbighshire,  
LL19 7HJ**

**£135,000**

 2  1  1  D

**EPC - D66**

**Council Tax Band - B**

**Tenure - Freehold**

# Hafod Y Mor, Prestatyn

## 2 Bedrooms - House - Semi-Detached

Attention First Time Buyers!! - Virtual Tour Available! - An end of terraced house situated within walking distance of the sea promenade/beach front and town centre, comprising of two bedrooms, living room, kitchen and bathroom. Added benefits include uPVC double glazing, central heating, off-road parking, easy to maintain gardens and close to all local amenities. Internal viewing is highly recommended.



### Accommodation

Via a double glazed door allowing access into the entrance hallway.

### Entrance Hallway

Having lighting, power point, storage cupboard housing the gas central heating boiler, stairs off to the first floor landing and doors off.

### Downstairs W.C.

Having lighting, low flush W.C., hand wash basin with mixer tap over, extractor fan, and wall mounted consumer unit.

### Kitchen

9'10" x 7'4" (3.00 x 2.24 (2.99 x 2.23))  
Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, built in oven with gas hob over, extractor fan, void for fridge freezer, void for washing machine, tiled splash back and double glazed window overlooking the front elevation.



### Living Room

14'1" x 13'9" (4.29 x 4.19)  
Having coved ceiling, power points, radiator, TV point, modern fire suite housing an electric fire and double glazed sliding patio doors allowing access into the rear garden.

### Stairs off to the first floor landing

Having loft hatch access, double glazed window overlooking the side elevation and doors off.

### Bedroom One

10'4" x 9'9" (3.15 x 2.97)  
Having radiator, power and lighting, built in storage cupboard and a further storage cupboard housing the new combi-boiler, double glazed window overlooking the front elevation and door leading into the en-suite shower room.



### En-suite Shower Room

3'2" x 4'8" (0.97 x 1.42)

Comprising of low flush WC, wash hand basin, shower enclosure, extractor fan and vinyl flooring.

### Bedroom Two

10'8" x 7'4" (3.25 x 2.24)

Having radiator, power points and double glazed window overlooking the rear elevation.

### Bathroom

6'5" x 6'1" (1.96 x 1.85)

Comprising of low flush WC, wash hand basin, panelled bath, part tiled walls, radiator and obscure double glazed window to the rear elevation.

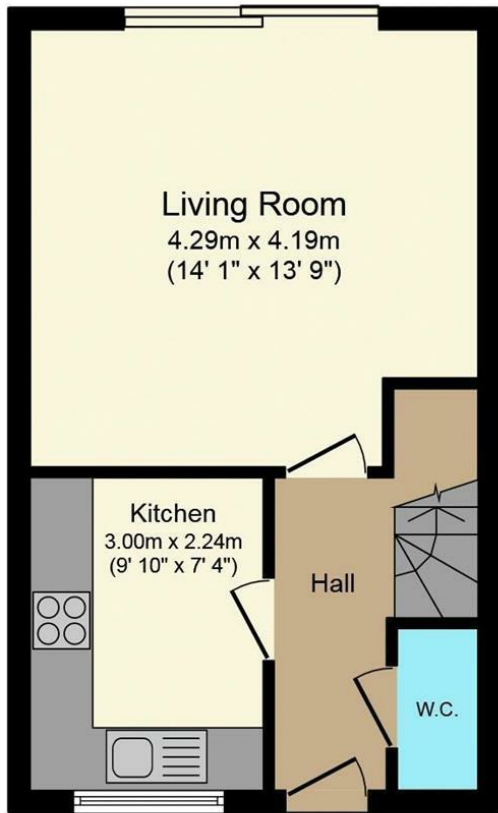
### Outside

The property is approached via a wrought iron gate allowing access into the front garden. The front garden is landscaped for ease of maintenance. A timber gate allows access to the side of the property and rear garden. The rear garden being paved with gravelled areas and is stocked boards.

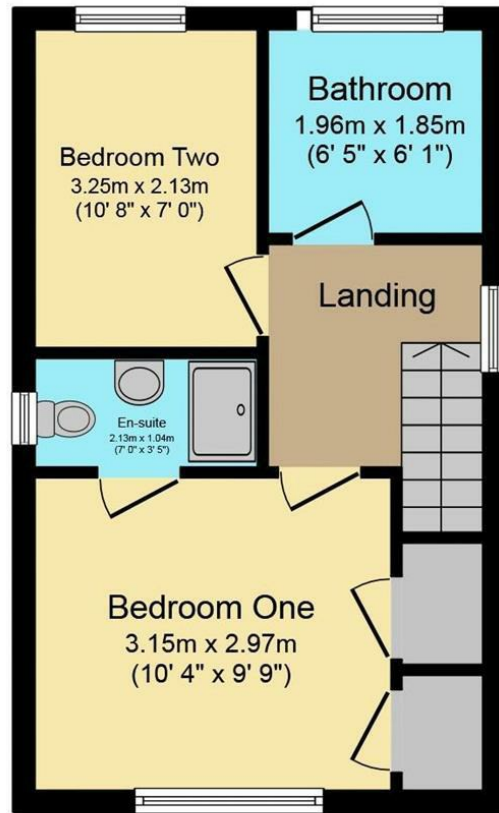
### Directions

Proceed from Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyffryn and proceed along over the railway bridge to the traffic lights. At the light turn right onto Marine Road. Take the next right turning onto Hafod Road and at the junction turn left onto Warren Road and immediate right onto Hafod y Mor.





**Ground Floor**



**First Floor**

Total floor area 62.6 m<sup>2</sup> (674 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	

Call us on  
01745 888900

[Prestatyn@williamsestates.com](mailto: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.