



5 Dawson Crescent, Prestatyn, Denbighshire, LL19 8TA

£130,000

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EPC - E52

Council Tax Band - B

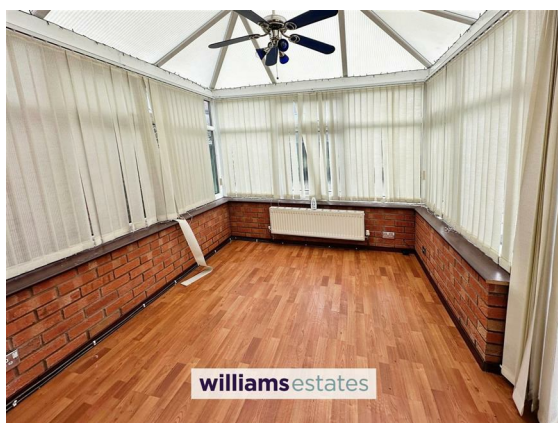
Tenure - Freehold

Dawson Crescent, Prestatyn

3 Bedrooms - House - Terraced

Williams Estates are now in receipt of an offer for the sum of £131,000 for 5 Dawson Crescent, Prestatyn. Anyone wishing to place an offer on this property should contact Williams Estates, 11 Meliden Road, Prestatyn, LL19 9SB, 01745 888900 before exchange of contracts.

Available with Vacant Possession and No Onward Chain! Situated within a popular residential area of Prestatyn, being close to all local amenities, schools, bus and train station and within a short walk of the town centre/high street. Comprising of three bedrooms and being a terraced family home, with a much larger than average rear garden. Internal viewing is highly recommended. EPC Rating E 52.



Accommodation

via a uPVC front door, leading into the;

Hallway

Having cupboard housing the electrics, stairs to the first floor landing and door off.

Living Room

15'6 x 12'11

Having lighting, power points, fireplace with surround and hearth and doors off.

Conservatory

9'2 x 8'11

Having lighting, power points, radiator, uPVC double glazed sealed units and a uPVC double glazed door giving access to the rear.

Kitchen/Diner

16'7 x 7'10

Comprising wall, drawer and base units with worktop over, sink and drainer with stainless steel taps over, pantry, lighting, power points, radiator, uPVC double glazed window onto the front elevation, W.C. off and a door giving access to the rear garden.

Stairs to the First Floor Landing

Having lighting, loft access hatch, power point, double glazed window onto the front elevation and doors off.

Bedroom Two

12'2 x 11'0

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

Bedroom One

13'7 x 11'0

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

Bedroom Three

8'9 x 7'11

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



Bathroom

7'6 x 4'5

Comprising a low flush W.C., hand-wash basin with taps over, bath with taps over and a glazed window onto the front elevation.

Outside

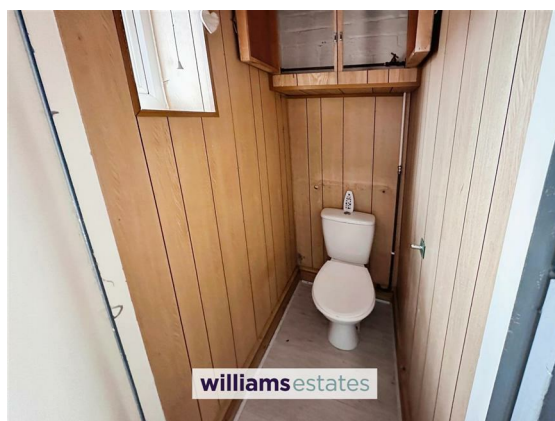
To the front the property is approached via a pathway leading up to the accommodation with the front garden providing ample space for off-road parking. To the rear, there is a decked patio area ideal for alfresco dining and a further lawned area to the top of the garden. The rear garden enjoys a sunny aspect all day long.

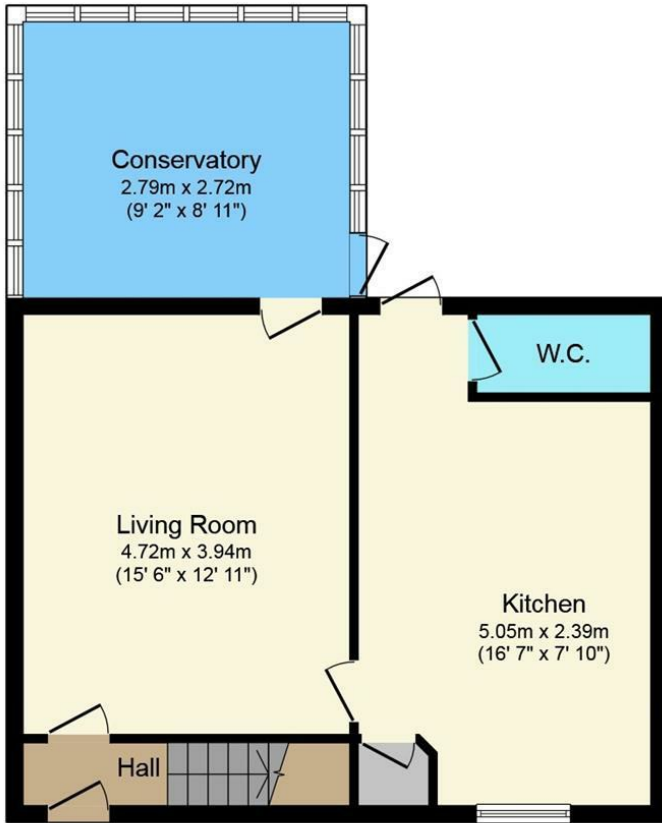
Directions

From our Prestatyn office head towards the mini roundabout and turn right. Take the left turning onto Fforddisa and take the first right onto Dawson Drive, turn left onto Dawson Crescent and you will find the property towards the end of the cul-de-sac by way of our For Sale Board.

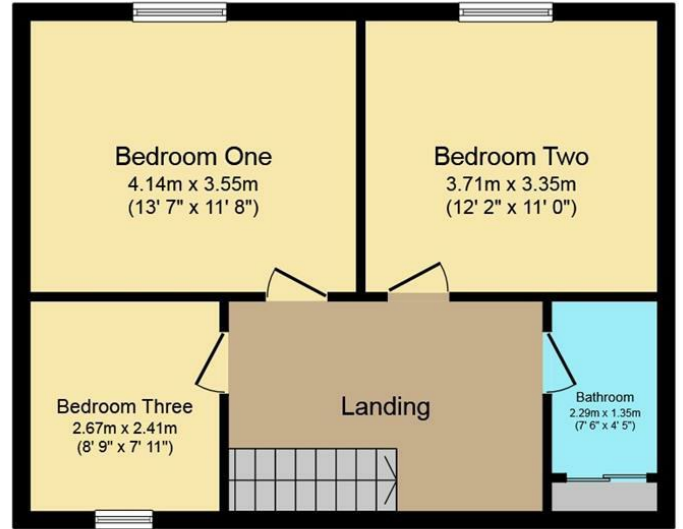
DISCLAIMER

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurement themselves.





Ground Floor



First Floor

Total floor area 114.2 m² (1,229 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	52	
(39-54) E		
(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.