



**23 Rhodfa Cowlyd, Prestatyn,
Denbighshire, LL19 7UZ**

£205,000

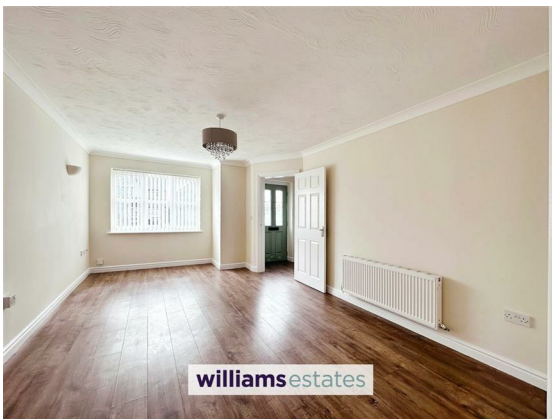
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EPC - C69 Council Tax Band - C Tenure - Leasehold

Rhodfa Cowlyd, Prestatyn

3 Bedrooms - House - Semi-Detached

Situated in a quiet cul-de-sac location on the sought after Tower Gardens development. Benefitting from ample off-road parking to the front and being well maintained throughout since it was built. Comprising of three bedrooms, living room, kitchen/diner, bathroom and downstairs cloakroom. Internal viewing is highly recommended to fully appreciate!



Accommodation

via a front door with glazed panelling, leading into the;

Hallway

Having lighting, wall mounted electrics, radiator, power points, stairs to the first floor landing and door off.

Living Room

18'2" x 11'4"

Having lighting, power points, radiator, fibre point, uPVC double glazed window onto the front elevation and a door off into the;

Kitchen/Diner

14'7" x 9'1"

Comprising of wall, drawer and base units with worktop over, integrated oven with four ring gas hob and stainless steel extractor fan above, sink and a half and drainer with a mixer tap over, void for under the counter appliance, uPVC double glazed window onto the rear elevation, uPVC double glazed sliding patio door giving access to the rear patio, lighting, power points, radiator, space for dining and a cloakroom off.

Cloakroom

Having a low flush W.C., hand-wash basin with mixer tap over, lighting, and a radiator.

Stairs to First Floor Landing

Having lighting, power point, double glazed window onto the side elevation, loft access hatch, inbuilt airing cupboard for storage and doors off.

Bedroom One

13'10" x 8'6"

Having lighting, power points, radiator, T.V. aerial point, en-suite off and a uPVC double glazed window onto the front elevation.

En-suite

8'6" x 3'2"

Comprising low flush W.C., hand-wash basin with mixer tap over and tiled splash-back, lighting, radiator, shaver port and a walk-in shower enclosure with wall mounted shower head.



Bedroom Two

10'3" x 8'7"

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

Bedroom Three

8'1" x 5'9"

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

Bathroom

6'9" x 5'5"

Comprising of a low flush W.C., hand-wash basin with stainless steel mixer tap over and tiled splash-back, partially tiled walls, bath with mixer tap over, inset spot lighting, extractor fan, radiator and a uPVC double glazed obscure window onto the rear elevation.

Outside

The property is approached via a paved pathway leading up to the accommodation with the front garden being laid to lawn and having a driveway to the side providing ample space for off-road parking.

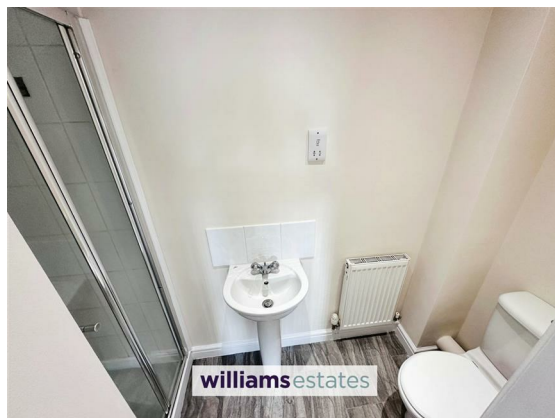
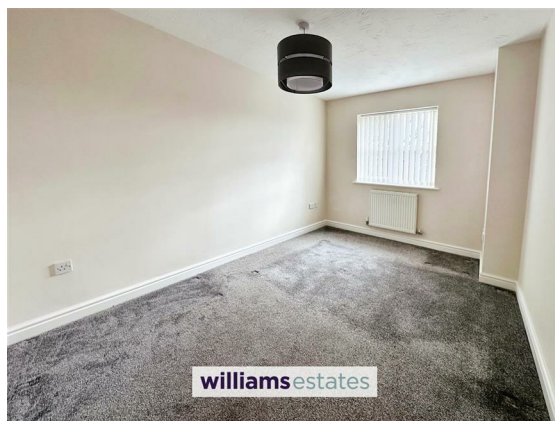
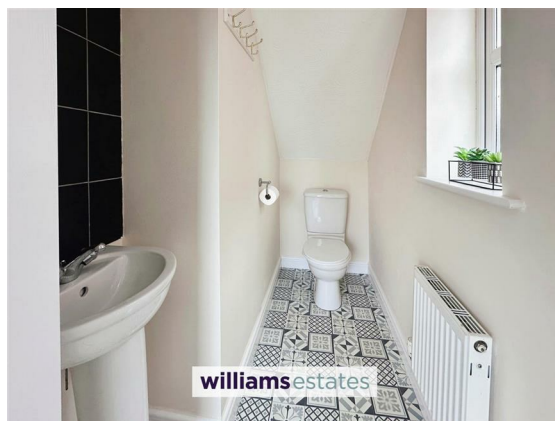
To the rear, the garden is mainly laid to lawn with a paved patio area ideal for alfresco dining. The rear garden is bound by timber fencing and enjoys a sunny aspect all day long.

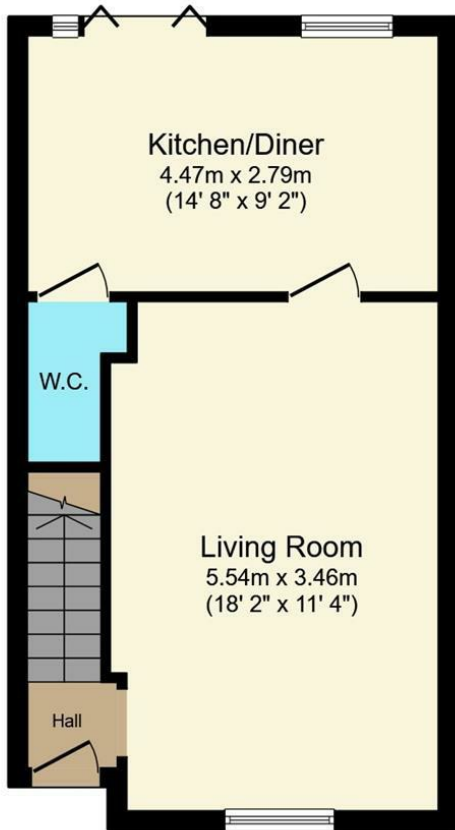
Directions

Proceed from our Prestatyn Office to the mini roundabout opposite Aldi and continue down the hill, over the railway bridge and to the traffic lights. Turn left at these crossroads onto Victoria Road (the coast road) and the entrance to Tower Gardens can be seen on the right hand side before reaching the Ffrith festival gardens. Turn into the development and then bear left, left again into Rhodfa Peris and left again into Rhodfa Cowlyd.

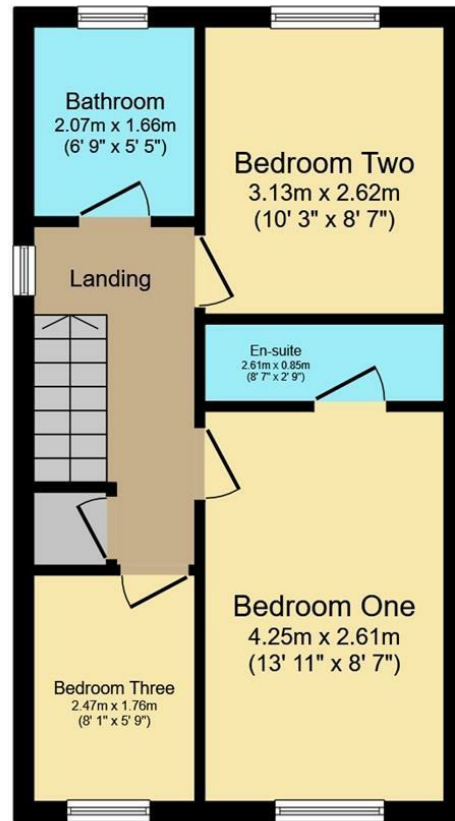
Agent Notes

The vendors are happy to contribute £1000.00 towards conveyancing costs to any purchaser upon a successful sale.





Ground Floor



First Floor

Total floor area 74.9 m² (806 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) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(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.