



**9 Hafod Y Mor, Prestatyn, LL19 7HJ**

**£140,000**



**EPC - 0    Council Tax Band - B    Tenure - Freehold**

# Hafod Y Mor, Prestatyn

## 2 Bedrooms - House

A well presented mid terrace modern house situated in a popular residential area of Prestatyn and within walking distance to the local amenities, bus and train stations and seaside promenade. The accommodation briefly comprises of entrance hallway, modern fitted kitchen, good sized living room, two bedrooms, en-suite and bathroom. To the outside a small front garden, enclosed rear garden and allocated parking. The property benefits from having gas fired central heating and double glazing. Ideal for first time buyers & investors. Available with no onward chain. EPC Rating 73 C.



### Accommodation

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

### Entrance Hallway

Having laminate flooring, power point, stairs off to the first floor landing and doors off.

### Kitchen

9'10 x 7'6 (3.00m x 2.29m)

Fitted with a range of modern wall, drawer and base unit with worktop surfaces over, stainless steel sink and drainer with mixer tap over, tiled splash back, built in eye level oven and grill, four ring gas hob with extractor hood over, void for washing machine, void for fridge freezer, tiled flooring and double glazed window overlooking the front elevation.



### Living Room

10'1 x 13'11 (3.07m x 4.24m)

Having coved ceiling, dado rail, ample power points, TV aerial point, fire place housing a living flame gas fire, radiator, wall light points, laminate flooring, under stairs storage and double glazed patio doors with matching side panels allowing access onto the rear garden.

### Stairs Off To The First Floor Landing

Having power point, radiator, loft access hatch and doors off.

### Bedroom One

10'6 x 9'11 (3.20m x 3.02m)

Having coved ceiling, radiator, ample power points built in airing cupboard, built in wardrobe, double glazed window overlooking the front elevation and door leading into the en-suite shower room.



### En-Suite

Fitted with a low flush WC, hand wash basin, shower enclosure with wall mounted shower and tiled surround, extractor fan and laminate flooring.

### Bedroom Two

11' x 7'04 (3.35m x 2.24m)

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

### Bathroom

6'5 x 6'2 (1.96m x 1.88m)

Fitted with a white three piece suite comprising of low flush WC, pedestal hand wash basin, panelled bath, part tiled walls, heated towel rail, vinyl flooring and obscure double glazed window to the rear elevation.

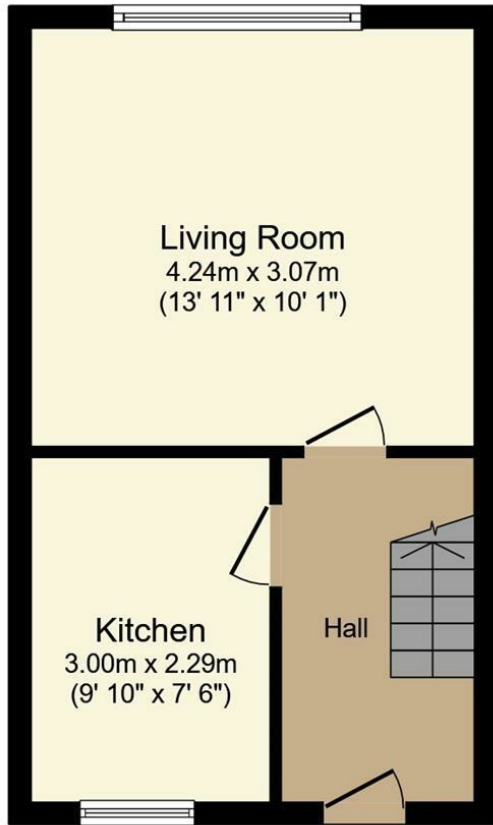
### Outside

The property is approached via a paved pathway leading to the front door. The small garden to the front is landscaped for ease of maintenance having an outside store. The enclosed rear garden having a paved patio, mainly laid to lawn, outside water supply and bound by fencing.

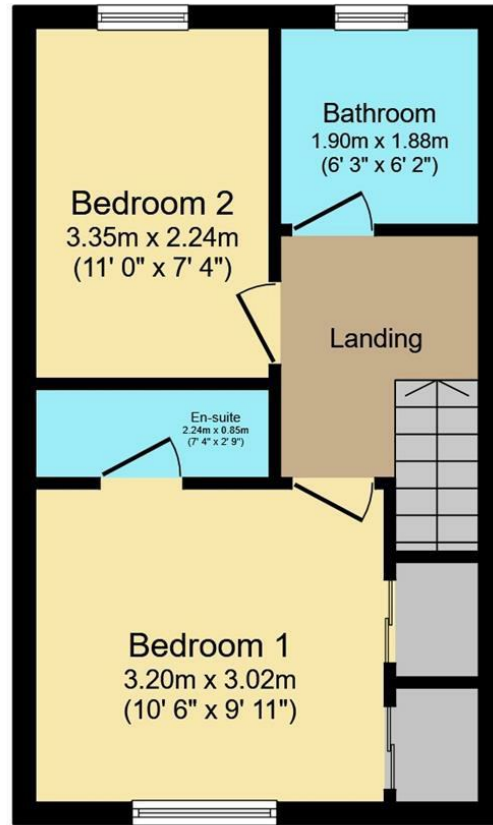
### Directions

Proceed from the Prestatyn office left onto the roundabout. Take the second exit off onto Ffordd Pendyffryn and proceed along over the railway bridge to the traffic lights. At the lights turn right onto Marine Road and continue along turning right onto Hafod Road. At the end of the road turn left onto Warren Road then immediate right onto Hafod Y Mor.





**Ground Floor**



**First Floor**

Total floor area 62.7 m<sup>2</sup> (675 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) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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.