



**20 Rhodfa Padarn, Prestatyn,
Denbighshire, LL19 7UQ**

£150,000

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EPC - C76 Council Tax Band - C Tenure - Leasehold

Rhodfa Padarn, Prestatyn

2 Bedrooms - House - Terraced

This charming two-bedroom terrace house on the Tower Gardens Estate is the perfect find! Ideal for first time buyers or investors, this property offers a fantastic opportunity to own a piece of coastal paradise. With parking and a garage, you'll have plenty of space for your vehicles and storage needs. The property benefits from new facias and gutting available with no onward chain and vacant possession, you can move in and make this house your own!



Accommodation

via a uPVC double glazed door leading into;

Entrance Hall

Having power points, radiator, lighting, fire alarm, inbuilt storage cupboard and doors off;

Cloakroom

Comprising low flush W.C. washbasin with tiled splash back, electric trip switches and obscure uPVC window to the front

Living Room with Dining Area

17'3" x 12'6" (5.26 x 3.81)

Good sized room with dining area and space beneath the stairwell, telephone socket, modern fire suite with electric fire, power points, dual aspect radiators, T.V aerial and French uPVC door to the rear garden



Kitchen

10'0" x 6'2" (3.05 x 1.88)

Comprising a range of Beech shaker style wall, drawer and base units with worktops over, integrated oven with gas hob over and extractor hood, tiled splashbacks, power points, extractor fan, cupboard incorporating the central heating boiler, linoleum flooring, void for a fridge freezer, plumbing for a washing machine, stainless steel sink and drainer with mixer tap and uPVC window to the front elevation

Stairs/Landing

From the Living Room a turned staircase leads to the landing with power point and loft access hatch;

Bedroom One

15'7" x 8'5" (4.75 x 2.57)

Having radiator, power points, lighting and uPVC window to the front elevation.

En Suite

A three piece suite comprising of a low flush W.C, washbasin within modern vanity unit, panelled bath with tiled surround, radiator, shaver socket and extractor fan.



Bedroom Two

12'7" x 9'3" (3.84 x 2.82)

Having radiator, lighting, power points, airing cupboard for storage and uPVC window to the rear elevation.

En Suite

Comprising low flush W.C, washbasin within modern vanity unit, shower enclosure, tiled splash backs, extractor fan and radiator.

Outside

The rear garden is mainly laid to lawn with paved patio and having timber panel fencing for privacy. There is a garage to the property and parking space.

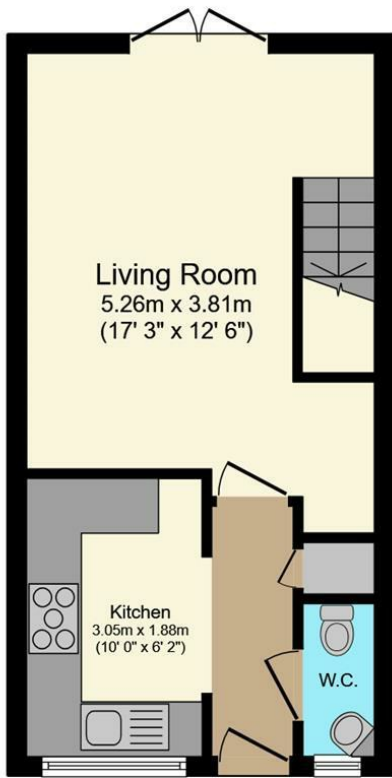
Agent Notes

The vendors are in the process of purchasing the leasehold.

Directions

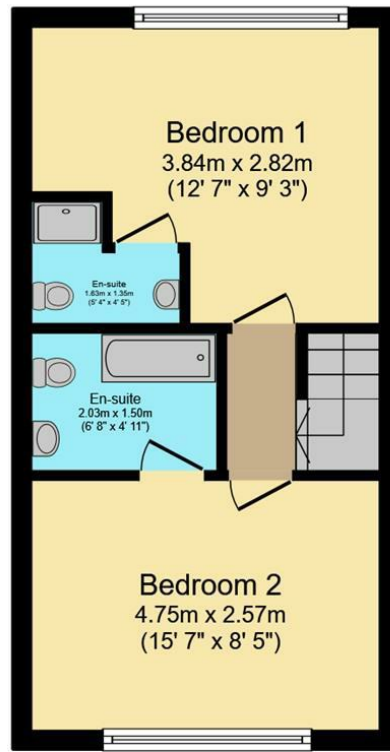
proceed left from Prestatyn office to the roundabout and take the second exit off onto Ffordd Pendyffryn and continue along passing the bus station on the right, over the railway bridge to the traffic lights. At the lights turn left onto Victoria Road and continue along towards the Frith turning right onto Tower Gardens Development. At the roundabout take the first left turning onto Rhodfa Wyn and second right turning onto Rhodfa Padarn. Turn first right into the cul de sac and No 20 can be found on the left hand side





Ground Floor

Floor area 29.4 m² (316 sq.ft.)



First Floor

Floor area 29.4 m² (316 sq.ft.)

TOTAL: 58.7 m² (632 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	76	
(69-80) C		
(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.