



**5 Tre-Borth, Prestatyn, Denbighshire,
LL19 7NJ**

£145,000

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EPC - C69

Council Tax Band - B

Tenure - Freehold

Tre-Borth, Prestatyn

2 Bedrooms - House - Semi-Detached

A modern semi detached house within walking distance to the town centre amenities, bus and train stations and seaside promenade. The accommodation briefly comprises of entrance porch, living/dining room, modern fitted kitchen, two double bedrooms and a bathroom. To the outside gardens to the front and rear together with driveway providing ample off street parking. The property benefits from having double glazing and gas fired central heating. Available with no onward chain.



Accommodation

Via a double glazed door leading into the entrance porch.

Entrance Porch

Having laminate flooring, electric meter and door leading into the living room.

Living/Dining Room

18'11 x 11'7 (5.77m x 3.53m)

Having ornate coved ceiling, ample power points, TV aerial point, two radiators, wall mounted gas fire, laminate flooring, double glazed window overlooking the front elevation, double glazed window to the side elevation, under stairs storage cupboard providing ample storage space, stairs off to the first floor landing and door leading into the kitchen.



Kitchen

11'5 x 7' (3.48m x 2.13m)

Fitted with a range of modern wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, tiled walls, built in oven and gas hob, cupboard housing the fridge freezer and cupboard housing the Worcester gas central heating boiler, vinyl flooring, double glazed window overlooking the rear elevation and double glazed door allowing access onto the rear garden.

Stairs Off To The First Floor Landing

A turned stair case having power point and doors off.

Bedroom One

11'7 x 11'1 (3.53m x 3.38m)

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

Bedroom Two

11'8 x 8'05 (3.56m x 2.57m)

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



Bathroom

6'04 x 5'01 (1.93m x 1.55m)

Fitted with a white three piece suite comprising a WC, pedestal hand wash basin, panelled bath with telephonic shower head, tiled walls, vinyl flooring, radiator, extractor fan and double glazed window to the side elevation.

Outside

The property is approached via a driveway providing ample off street parking. The garden to the front being gravelled for ease of maintenance. A timber gate provides access to the enclosed rear garden. The rear garden having seating area, mainly laid to lawn and is bound by fencing. The property benefits from having an outside water supply.

Directions

From our Prestatyn office proceed left to the mini-roundabout taking the right turning onto Ffordd Pendyffryn and continue along over the railway bridge and to the lights. Continue straight at the cross roads onto Bastion Road, take the third left onto Glan Traeth and then the first left onto Tre-Borth.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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.