



1 Church Walks

, Prestatyn, LL19 9BY

Offers Over £135,000

 2  null  null  D



1 Church Walks

, Prestatyn, LL19 9BY

Offers Over £135,000



Situated just off Prestatyn High Street in a prime location for access to shops and the town centre amenities, this two bedroom property comes with the benefits of gas central heating, upvc double glazing, and views to the front and rear.

The accommodation briefly comprises: Lounge, kitchen/diner, utility room, two double bedrooms and a bathroom. It also boasts a good size private side garden and off road parking. Prestatyn town offers the appealing blend of coastal charm and modern amenities including Parc Prestatyn retail park, both only a short distance from the property.

Accommodation Comprising:

Step up to double glazed upvc door opens into:

Entrance Hall:

Stairs leading to the first floor accommodation, door into:

Lounge:

uPVC double glazed window to the front elevation, electric fire with wooden surround, wood effect laminate flooring, textured ceiling, double panel radiator, door into:

Kitchen/Diner:

A well proportioned kitchen fitted with a range of wall, drawer and base units with complementary work surfaces over, sink and drainer unit with mixer tap over, integrated four ring gas hob with stainless steel extractor fan over, electric oven, splash back tiling, tiled flooring, two double glazed windows, room for a dining table and chairs, door into:

Utility:

Upvc double glazed window, and door, wall mounted boiler, complementary work surfaces, stainless steel sink and drainer, wall units, vinyl flooring, wooden door to outside.

Landing:

Loft access, doors into:

Bedroom One:

upvc double glazed window to the front elevation, cast iron fire place, carpet flooring and double panel radiator.

Bedroom Two:

upvc double glazed window to the rear elevation, cast iron fire place, carpet flooring and double panel radiator.

Bathroom:

Upvc double glazed frosted window to the side elevation, partially tiled walls, three piece suite comprising panelled bath with electric shower over, low level flush W.C, pedestal hand wash basin and double panel radiator.

Outside:

The garden is situated to the side of the property with an artificial lawn area bound by wooden fencing along with a patio area and space for off road parking.

Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Opening Hours

Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Tel: 01352 762300

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability,

buying position and contact details to :
flint@reidandroberts.com

PLEASE NOTE:

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

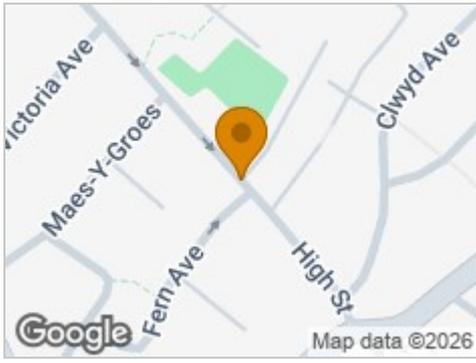
For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

* Please Be Advised *

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



Road Map



Hybrid Map

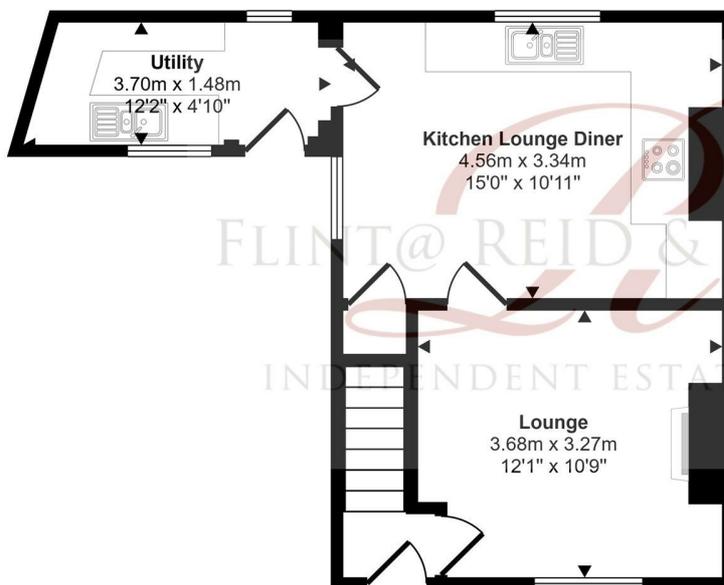


Terrain Map

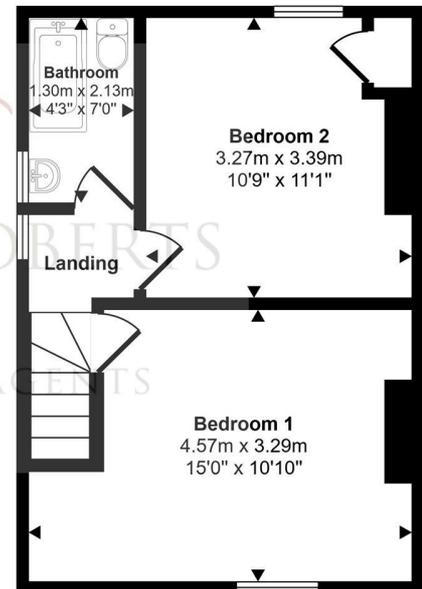


Floor Plan

Approx Gross Internal Area
67 sq m / 722 sq ft



Ground Floor
Approx 36 sq m / 389 sq ft



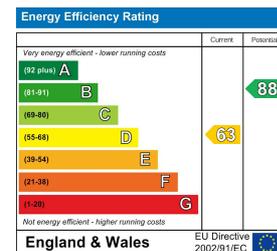
First Floor
Approx 31 sq m / 333 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.