



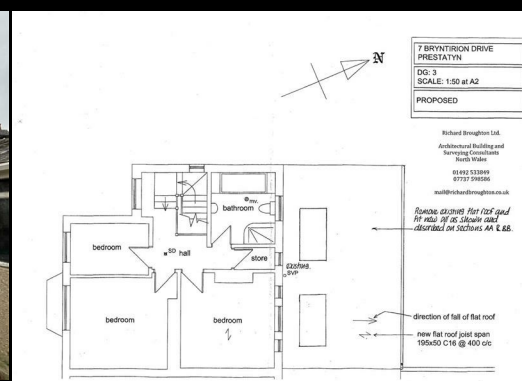
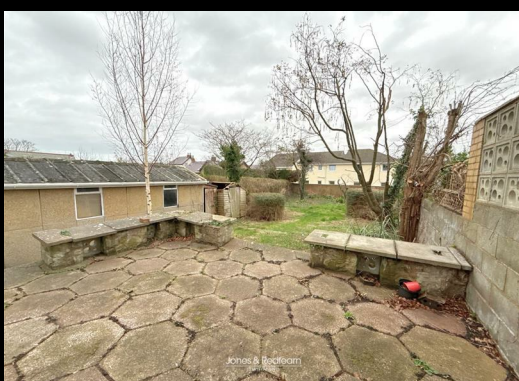
7 BRYNTIRION DRIVE, PRESTATYN, LL19 9NT £280,000

**** CASH BUYERS ONLY - THIS PROPERTY IS NOT MORTGAGABLE ****

An opportunity to acquire a spacious Semi Detached Family Home in the favourable residential area of Upper Prestatyn being convenient for Schools, Town Centre, Retail Park and the town's amenities.

The accommodation briefly affords: Entrance Hall, Cloakroom, Lounge, Living Room, Room for Kitchen, Utility Room and a further Room.

To the First Floor are 3 Bedrooms and two rooms which will need to be converted to provide Bathroom/Shower Room. There is a front garden area with driveway providing off road parking for two vehicles and a good sized enclosed rear garden.



Entrance Hall

Cloakroom

Lounge 10' x 18'3 (3.05m x 5.56m)

Living Room 12'4 x 27'2 (3.76m x 8.28m)

Kitchen 9'3 x 14'3 (2.82m x 4.34m)

Utility Room

Storage Room

FIRST FLOOR LANDING

Bedroom 1 13'4 x 12'6 (4.06m x 3.81m)

Bedroom 2 12'3 x 11'8 (3.73m x 3.56m)

Bedroom 3 6'6 x 9'9 (1.98m x 2.97m)

Two further rooms which will need to be renovated to provide Bathroom and a WC.

Exterior

There are garden areas to the front with a driveway providing off road parking with a large rear garden

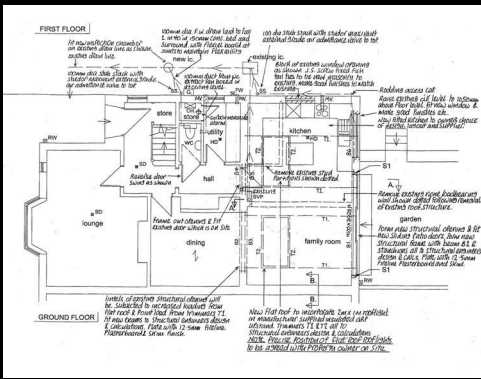
Directions

From Rhyl proceed via the A548 Coast Road to Prestatyn. Proceed beyond Ffrith Beach onto Victoria Road and continue to traffic lights at Bastion Road. Turn right at the T A Centre onto Bastion Road continue along and around over the railway bridge and onto Ffordd Pendyffryn. Proceed to the top turning right at the mini roundabout onto Meliden Road and take the 1st turning left into Bryntirion Drive and Number 7 will be found on the left hand side.

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 2nd July 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND E - FREEHOLD



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		