

35a Sandy Lane, Prestatyn, Denbighshire LL19 7SF

£185,000

3 1 2



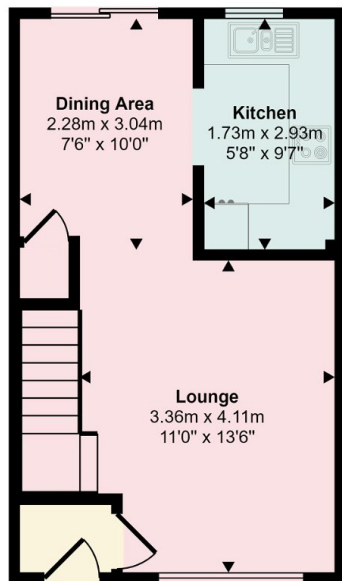
Situated in a convenient location and within walking distance of the town, retail park and train station is this well presented semi detached house. Having a lounge with open archway to dining area and kitchen, three bedrooms and bathroom. Standing in easy to maintain gardens with a long driveway and recently installed gas fired boiler, this ready to move into home should be viewed as soon as possible.

**DIRECTIONS** From the Prestatyn office turn left and right at the mini roundabout, proceed through the traffic lights onto the railway bridge and turn left onto Sandy Lane where the property will be found on the left hand side.

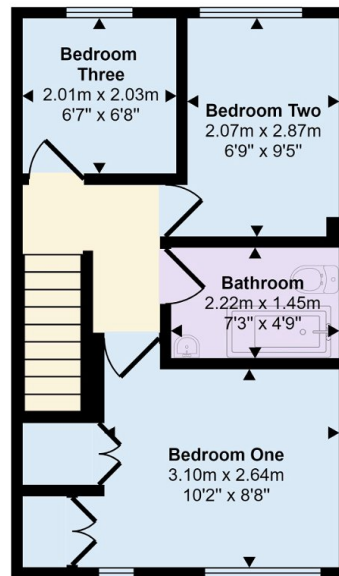
## Key Features

- WALKING DISTANCE OF TOWN & TRAIN STATION
- THREE BEDROOMS
- LONG DRIVEWAY
- LOUNGE WITH DINING AREA
- FREEHOLD
- READY TO MOVE INTO
- RECENTLY INSTALLED BOILER
- PATIO GARDENS
- KITCHEN WITH APPLIANCES
- COUNCIL TAX BAND - C EPC -D

Approx Gross Internal Area  
61 sq m / 652 sq ft



Ground Floor  
Approx 30 sq m / 324 sq ft



First Floor  
Approx 30 sq m / 328 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.