Ty Gwylfa, Sandy Lane, Prestatyn LL19 7SB £88.000

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PETER LARGE

This two bedroom first floor flat is to be sold as a 100% leasehold share, the lease has 65 years remaining on it so is ideal for a cash buyer. The propety has a secure access with lift and intercom facility. The buyer must be over the age of 55, the property offers lounge, kitchen & shower room with electric heating. There are communal gardens with easy access to the main town High Street, Retail Park, train and bus station.

DIRECTIONS From the Prestatyn office turn left onto Meliden and right at the mini roundabout, continue past the bus station and onto the railway bridge tuning left onto Sandy Lane and first right where the block will be found on the left hand side.

prestatyn@peterlarge.com

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www.peterlarge.com



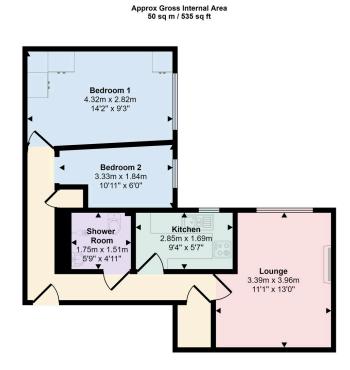
Key Features

- 100% SHARE OF THIS FIRST FLOOR FLAT
- LIFT & INTERCOME FACILITY
- CASH BUYERS 65 YEAR LEASE REMIANING
- COMMUNAL GARDENS

- TWO BEDROOMS
- OVER 55'S ONLY
- CONVENIENT LOCATION
- SERVICE CHARGE £166.35 PER MONTH

• EPC - C

• COUNCIL TAX BAND - B



Floorplan

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.

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out to for guidance only and do not constidute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to theur accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate agents having carried out a walk through inspection. These sales particulars are prepared under the consumer regulations 2008 and are governed by the business from misleading marketing regulations 2008.