



Hafod Road  
Prestatyn  
Denbighshire  
LL19

Offers in Excess of £128,000

bettermove



# Hafod Road

## Prestatyn

Bettermove are proud to present this 2 bedroom terraced house in Prestatyn, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

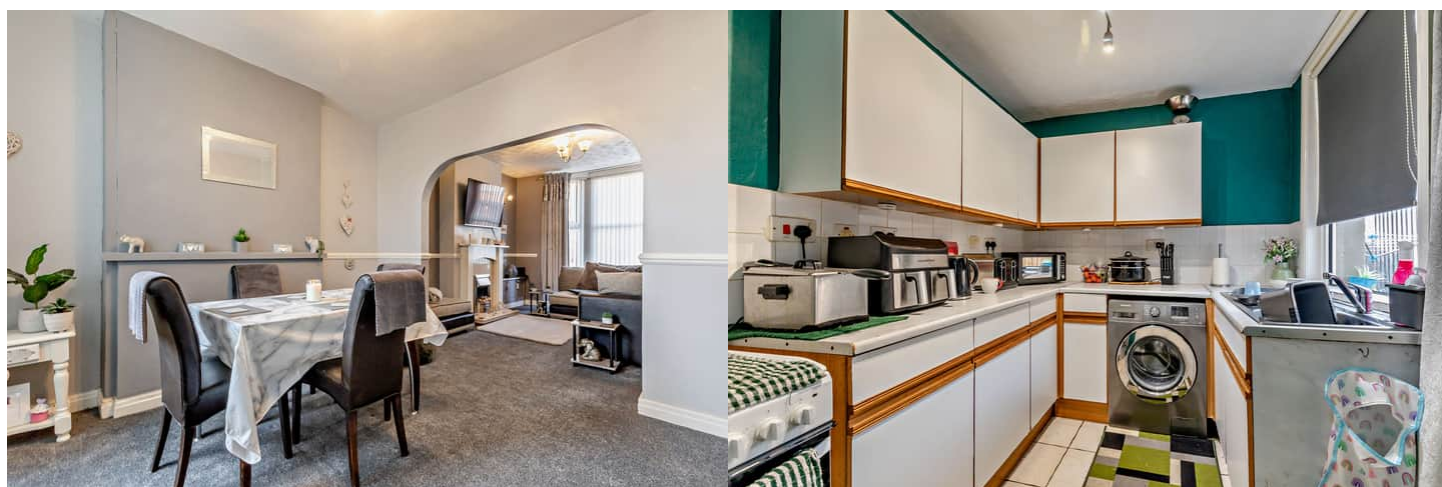
This property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is B.

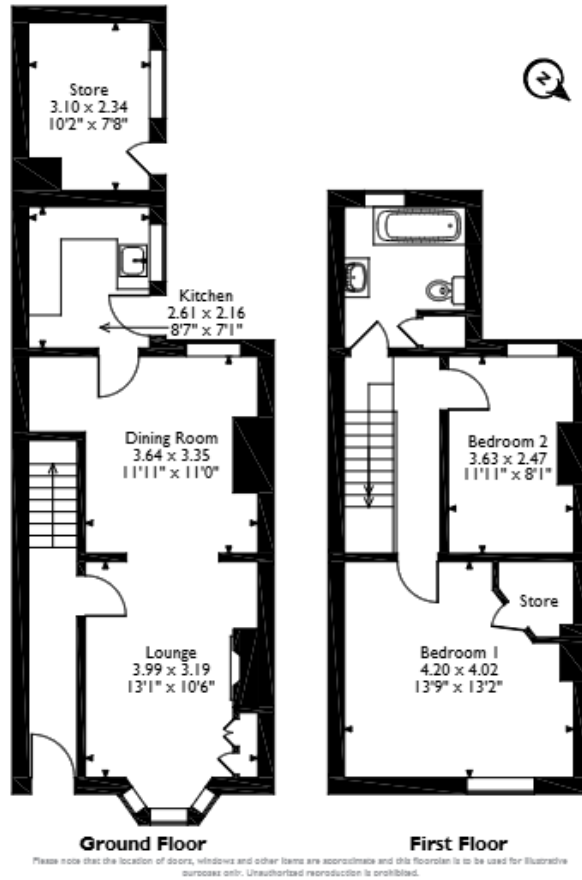
The interior of this beautifully presented property comprises a spacious living room, dining room, and fitted kitchen on the ground floor. The first floor consists of two double bedrooms, alongside the family bathroom. Outside, the property boasts a small front garden, an additional store room, and a private rear courtyard, perfect for enjoying the summer months.

Located in the popular coastal town of Prestatyn, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport links can be found from Prestatyn Train Station, a variety of local bus routes, and quick access to the North Wales Expressway.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



Hafod Road, Prestatyn  
 Approximate Gross Internal Area  
 Main House = 79 Sq M/851 Sq Ft  
 Outside Store = 7 Sq M/75 Sq Ft  
 Total = 86 Sq M/926 Sq Ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>55</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC





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