

## Ty Gwylfa, Sandy Lane, Prestatyn LL19 7SB

£88,000

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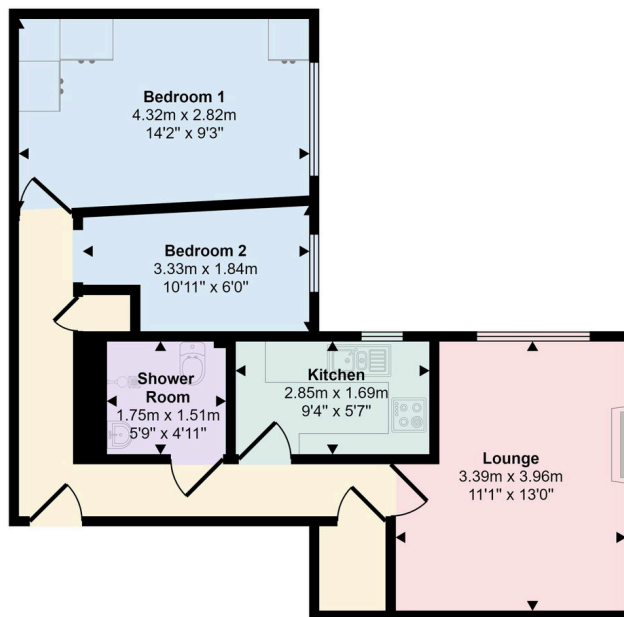
This two bedroom first floor flat is to be sold as a 100% leasehold share, the lease has 125 years remaining on it . The property has a secure access with lift and intercom facility. The buyer must be over the age of 55, the property offers lounge, kitchen & shower room with electric heating. There are 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.

## Key Features

- 100% SHARE OF THIS FIRST FLOOR FLAT
- TWO BEDROOMS
- LIFT & INTERCOM FACILITY
- OVER 55'S ONLY
- 125 YEAR LEASE REMAINING
- CONVENIENT LOCATION
- COMMUNAL GARDENS
- SERVICE CHARGE £179.37 PER MONTH
- EPC - C
- COUNCIL TAX BAND - B

Approx Gross Internal Area  
50 sq m / 535 sq ft



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.