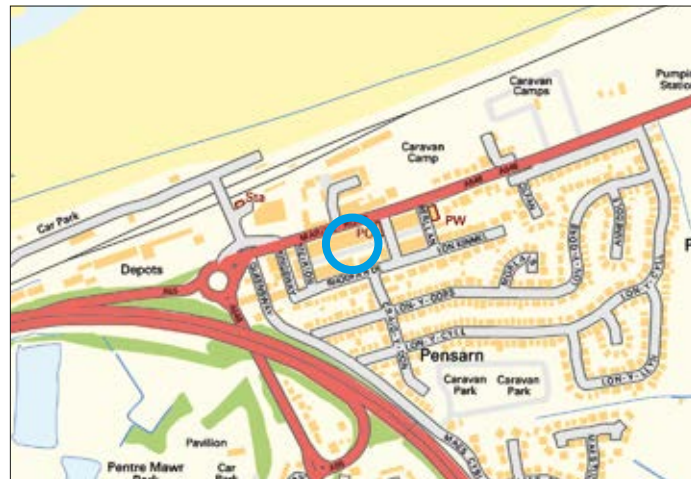


LOT

102

Flat 5, 46 Marine Road, Pensarn, Abergele, Clwyd LL22 7PR

\*GUIDE PRICE £25,000+



Not to scale. For identification purposes only

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- **One bedroom second floor flat. Electric heating.**

**Description** A one bedroom second floor flat benefiting from electric heating which has been recently refurbished and is suitable for immediate occupation. The property would be suitable for investment purposes with a potential rental income of £4,200 per annum.

**Situated** in a popular main road position within walking distance to the town centre and the beach. Close to the AA55 North Wales Expressway plus train links to nearby Prestatyn and Colwyn Bay.

**Second Floor** Hall, Lounge, Kitchen, Bedroom, Bathroom/ WC.

**Outside** Communal areas.

**Joint Agent**

Beresford Adams

**Ground Floor** Main Entrance Hallway.

**Beresford Adams**