

## The Avenue Woodland Park Prestatyn LL19 9RD

Offers Over £465,000

🛏 4 🚿 1 🛋 2

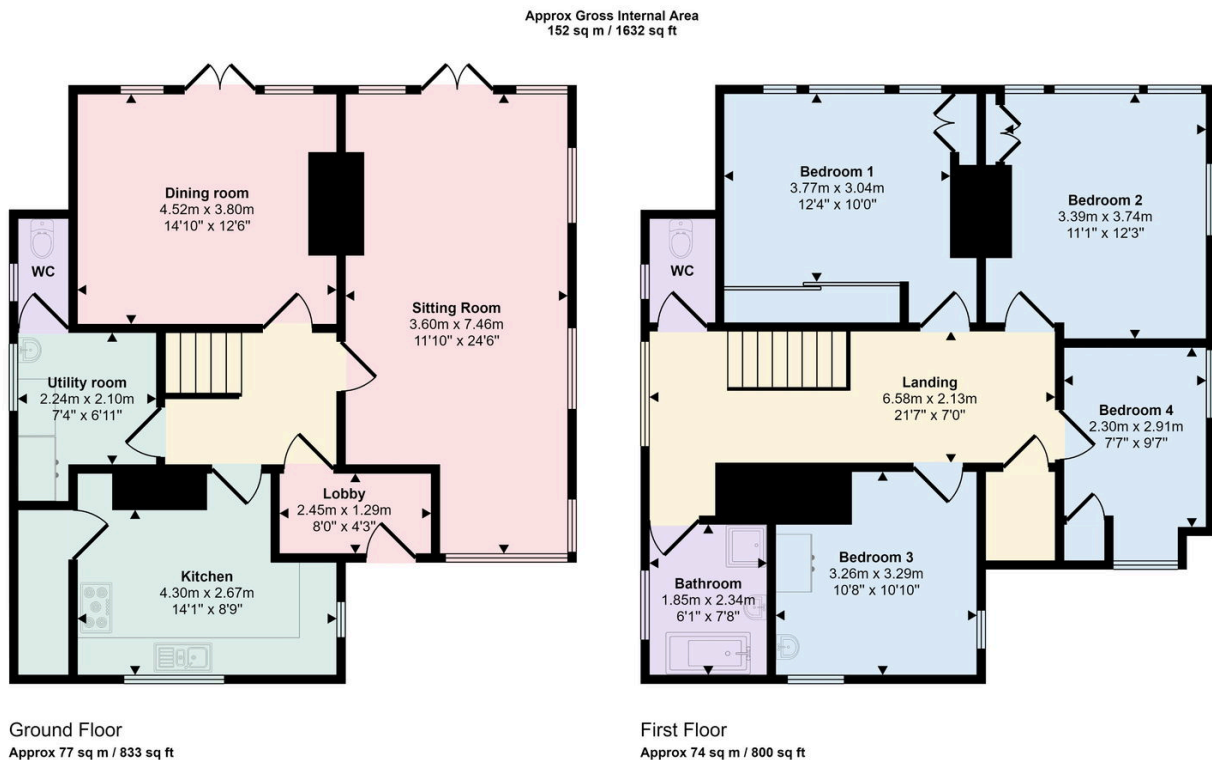


A lovely detached family home which is situated in Upper Prestatyn offering immense charm and character. Having four bedrooms, two reception rooms and a modern fitted kitchen. It stands in well established gardens with ample parking and early viewing is advisable.

Directions - Proceed along Meliden road and turn left in The Avenue Woodland Park and the property can be seen on the right hand side

## Key Features

- DETACHED HOUSE
- FOUR BEDROOMS
- CHARACTER PROPERTY
- SPACIOUS FAMILY ACCOMMODATION
- EPC - D
- UPPER PRESTATYN
- ATTRACTIVE GARDENS
- GARAGE & AMPLE PARKING
- FREEHOLD
- COUNCIL TAX BAND -F



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 for guidance only and do not constitute 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 their 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.