

3 Mostyn Avenue, Prestatyn, Denbighshire LL19 9NF

£280,000

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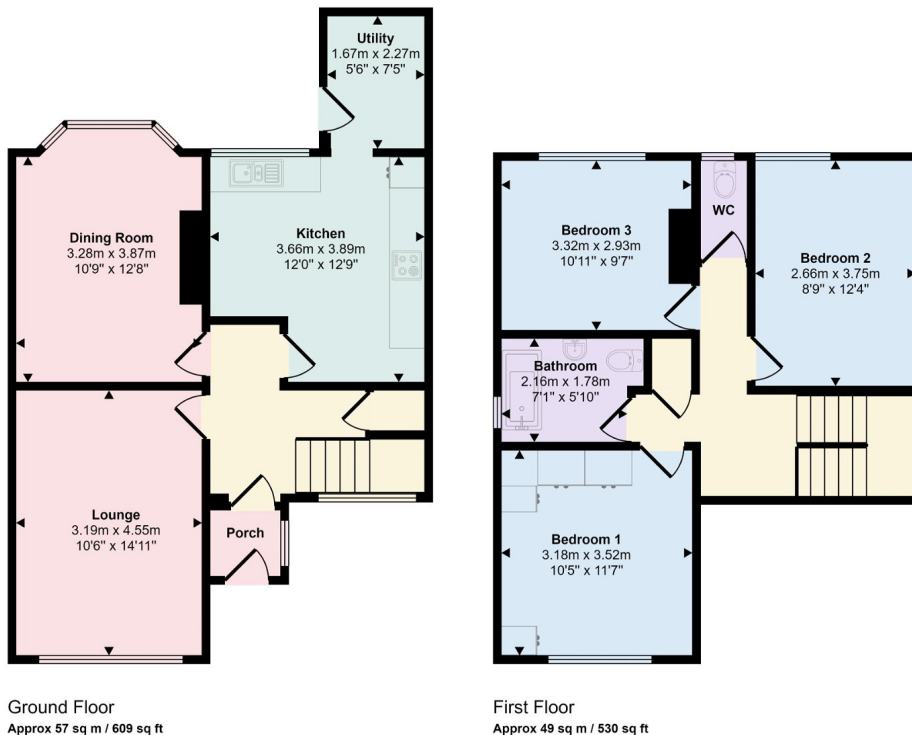
This three bedroom semi detached house occupies a sought after residential position and stands within a short distance of Prestatyn's High Street shops and public services. A local primary school is nearby and the sea front and promenade are easily accessed and is within half a mile. Traditionally built, the property has been much improved by its owners with a renewed kitchen and bathroom, it is tastefully decorated throughout.

**DIRECTIONS** From the Prestatyn office turn right and proceed over the top of the High Street at the traffic lights onto Gronant Road and take the first left onto Mostyn Avenue where the property will be found on the right hand side by way of a 'For Sale' sign.

## Key Features

- TRADITIONAL FAMILY HOME
- TWO RECEPTION ROOMS
- UTILITY ROOM
- FAMILY BATHROOM & W.C.
- FREEHOLD
- WALKING DISTANCE OF AMENITIES
- FITTED KITCHEN/BREAKFAST AREA
- THREE GOOD SIZE BEDROOMS
- ENCLOSED REAR GARDEN
- COUNCIL TAX -D EPC - E

Approx Gross Internal Area  
106 sq m / 1139 sq ft



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

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