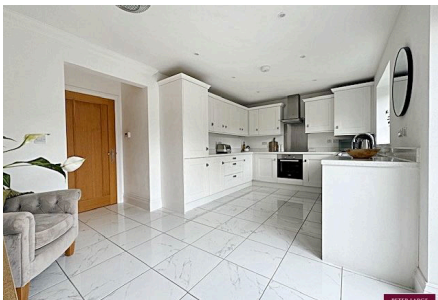


## 49a The Avenue, Prestatyn, Denbighshire LL19 9RD

£315,000

🛏 3 🚗 2 🚲 1



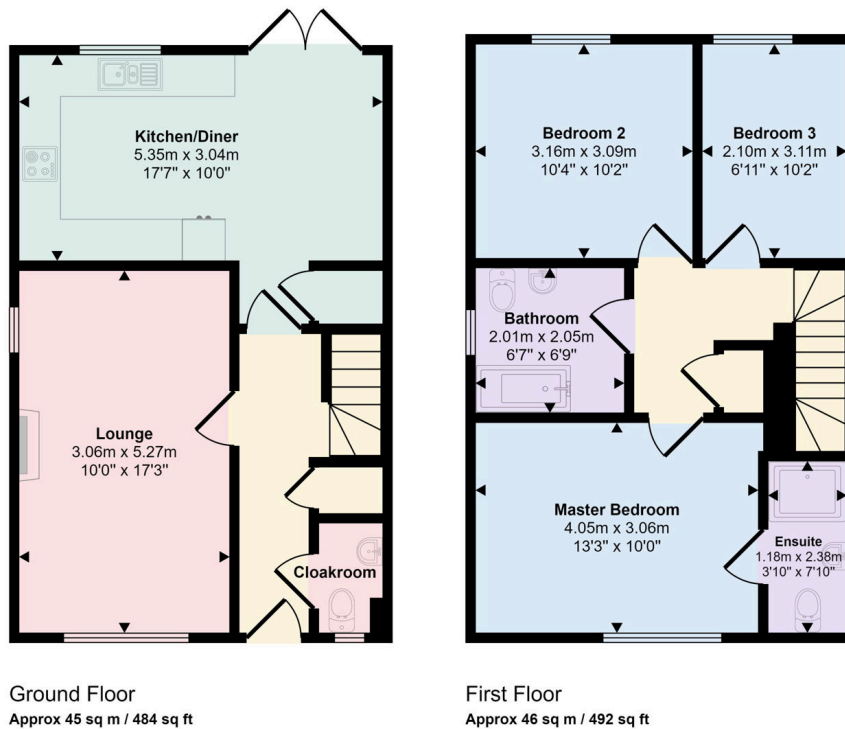
**NO FORWARD CHAIN** - This modern semi detached family home is situated in a sought after location within Upper Prestatyn and offers well presented accommodation throughout. Having a driveway providing off road parking for two vehicles, an enclosed rear garden, fitted kitchen with dining area, good size lounge, cloakroom, family bathroom and three bedrooms with the master bedroom having an ensuite. Viewing is highly recommended.

**DIRECTIONS** From the Prestatyn office turn left onto Meliden Road, proceed over the mini roundabout, take the third left onto The Avenue, Woodland Park and the property will be seen on the left hand side by way of a 'For Sale' sign.

## Key Features

- NO FORWARD CHAIN
- MODERN THREE BED FAMILY HOME
- SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE
- KITCHEN WITH DINING AREA
- CLOAKROOM
- ENSUITE TO MASTER BEDROOM
- DRIVEWAY & ENCLOSED REAR GARDEN
- FREEHOLD
- EPC - B COUNCIL TAX - D

Approx Gross Internal Area  
91 sq m / 975 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.