## **14 Knowles Avenue, Prestatyn, Denbighshire LL19 8SG** £198.000

**1** 3 **1 1 2** 2



PETER LARGE

This semi detached family home is situated in a convenient location within walking distance of amenities and schools. The property has a good size rear garden, resin driveway, lounge, study area and kitchen with dining area, three bedrooms and family bathroom. Benefiting from gas fired heating, double glazing and feature fireplace to the lounge.

DIRECTIONS From the Prestatyn office turn left and at the mini roundabout turn right and immediate left onto Fforddisa, take the fourth left turning onto Knowles Avenue and the property will be found on the right hand side.

prestatyn@peterlarge.com

01745 888100

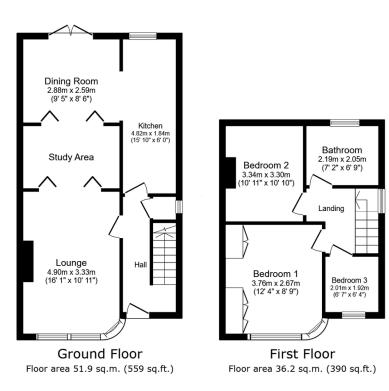
www.peterlarge.com



## **Key Features**

- SEMI DETACHED FAMILY HOME
- GOOD SIZE REAR GARDEN
- LOUNGE WITH FEATURE FIREPLACE
- KITCHEN WITH DINING AREA
- FREEHOLD

- CONVENIENT LOCATION
- DRIVEWAY
- STUDY AREA
- THREE BEDROOMS
- COUNCIL TAX C EPC D



Total floor area: 88.1 sq.m. (949 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powerd by www.Propertybox.lo

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out to for guidance only and do not constidute 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 theur 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.