

## The Avenue, Prestatyn, Denbighshire LL19 9RD

£325,000

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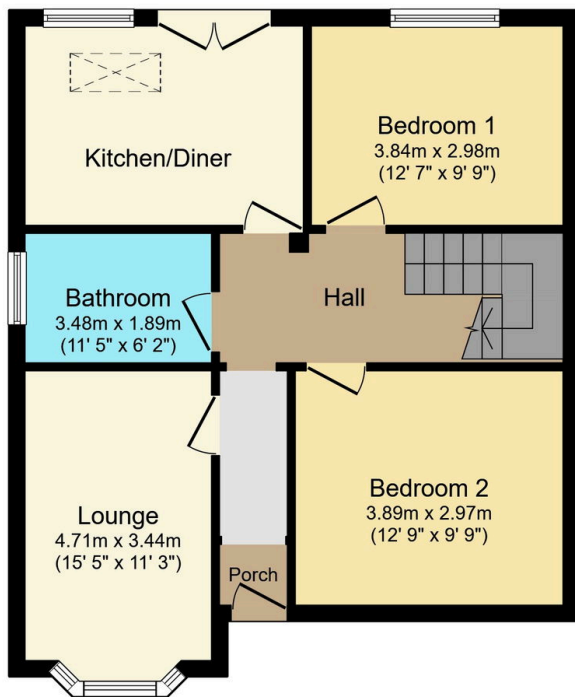


This stunning detached dormer bungalow has been upgraded by the current owner to provide a well presented home. Having a spacious kitchen/diner with built-in appliances, modern four piece bathroom suite, good size lounge, two double bedrooms and a first floor hobbies room. With an enclosed rear garden it enjoys superb views with a garage and driveway. Early viewing is recommended.

**DIRECTIONS** From the Prestatyn office turn left onto Meliden Road and at the mini roundabout continue straight ahead turning left before the railway bridge onto The Avenue where the property will be found on the right hand side.

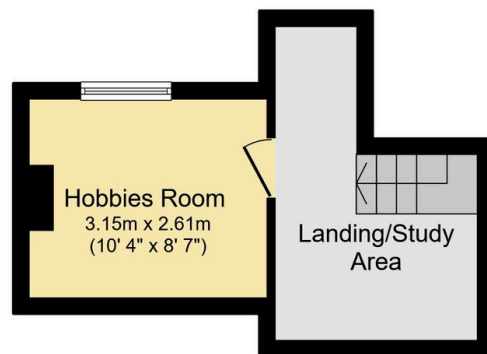
## Key Features

- DETACHED DORMER BUNGALOW
- MODERN 4 PIECE BATHROOM
- FIRST FLOOR HOBBIES ROOM
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND - D
- SPACIOUS LIVING ACCOMMODATION
- TWO DOUBLE BEDROOMS
- VIEWS
- DRIVEWAY & GARAGE
- EPC - E (Please Note that improvements have been done since the EPC was carried out)



**Ground Floor**

Floor area 55.6 sq.m. (599 sq.ft.) approx



**First Floor**

Floor area 16.7 sq.m. (180 sq.ft.) approx

Total floor area 72.3 sq.m. (778 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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