

# williamslettings



**31 Gordon Avenue, Prestatyn,  
Denbighshire, LL19 8RU**

**£975 PCM**



**EPC - null    Council Tax Band - C    Deposit - £975 PCM**

# Gordon Avenue, Prestatyn

## 3 Bedrooms - Bungalow - Detached

A three bedroom detached bungalow in a favoured residential location in Prestatyn. To proceed with a viewing you must have a yearly household income of £29,250

### Accommodation

White UPVC double glazed obscure door leading into the

### Entrance hall

18'1" x 2'10"

Carpet flooring throughout the hallway, smoke detector, single power point, lighting, loft hatch, cloakroom and doors off to additional rooms.

### Bedroom One

11'9" x 7'10"

Comprising of power points, air vent, radiator, white UPVC double glazed bay window facing onto the front of the property. Carpet flooring throughout the bedroom, wooden doors and a double radiator.

### Bedroom Two

14'11" x 10'2"

Spacious bedroom comprising of power points, radiator and a white UPVC double glazed bay window to the front elevation. Carpet Flooring throughout with a double radiator.

### Bedroom Three

10'0" x 10'10"

Comprising of power point, radiator and a white UPVC double glazed window to the rear elevation, television point

### Bathroom

5'10" x 8'0"

Comprising of a modern white three piece suite, low flush WC, hand wash basin with pedestal, bath with mixer tap and shower head over with shower screen, white tiled splashbacks surround, tiled flooring, ladder radiator, extractor fan and white UPVC double glazed obscure glass window to the side elevation.

### Living Room

15'5" x 11'3"

Comprising of power points, radiator, television aerial, telephone socket, cupboard housing electric box, cupboard housing the stop tap, airing cupboard, double white UPVC double glazed window and a single UPVC double glazed window to the side elevation. Door leading to

### Kitchen

11'5" x 6'10"

Comprising of a black tiled floor having modern wall drawer and base unit with stainless steel mixer tap sink, integrated oven with electric hob, extractor fan, white tiled splashbacks, power points, radiator, void for washing machine, worcester combination boiler, white UPVC double glazed window to the rear elevation and a white UPVC door with double glazed obscure window to the side elevation.

### Outside

The property is approached by a low maintenance tarmac driveway offering ample off street parking

The rear garden being mainly laid to lawn with fence panelled surround offering views of the mountain range.





## Floor Plan

Floor area 65.2 sq.m. (702 sq.ft.) approx

Total floor area 65.2 sq.m. (702 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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