

williamslettings



**2 Earlswood Avenue, Prestatyn, LL19
7BB**

£1,450

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EPC - C70 Council Tax Band - C Deposit - £1,450

Earlswood Avenue, Prestatyn

4 Bedrooms - Bungalow - Detached

A newly renovated 4 bedroomed bungalow available To Let in Prestatyn, this well presented bungalow offers spacious living with a high quality finish, the property comprises of 3 double bedrooms and a single, modern bathroom with walk in shower. The rear of the property is a large open plan living area with patio doors leading to a low maintenance garden which wraps around the side leading to a good sized driveway with parking for two cars. The bungalow is located within walking distance to the beach and promenade. To be considered for this property you will need an annual income of above £43,500.

Bedroom 1

10'5" x 12'0"

Front facing with dual aspect windows, newly carpeted,

lawned area off road parking at the front for two cars.

Bedroom 2

10'5" x 11'0"

A front facing bedroom with bay window & newly carpeted.

Bedroom 3

13'10" x 10'7"

A large bedroom with laminate flooring, window overlooking the side elevation and spot light lighting

Bedroom 4

10'5" x 7'9"

Single bedroom with carpet flooring over looking the side of the property

Shower room

10'5" x 6'5"

A well designed bathroom with large walk in shower, electric shower, push flush WC and pedestal basin, heated towel rail, dual windows, built in shelving offering a modern finish.

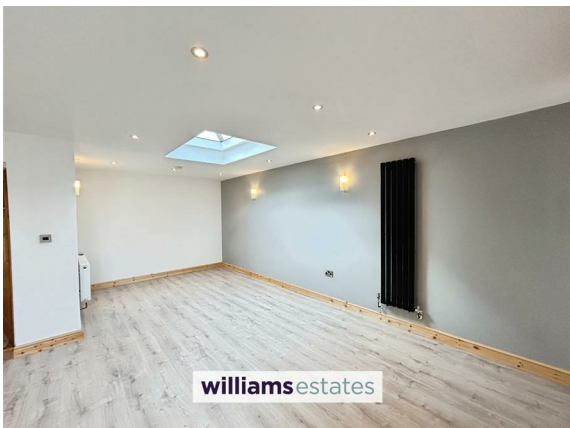
Open Plan Living Area

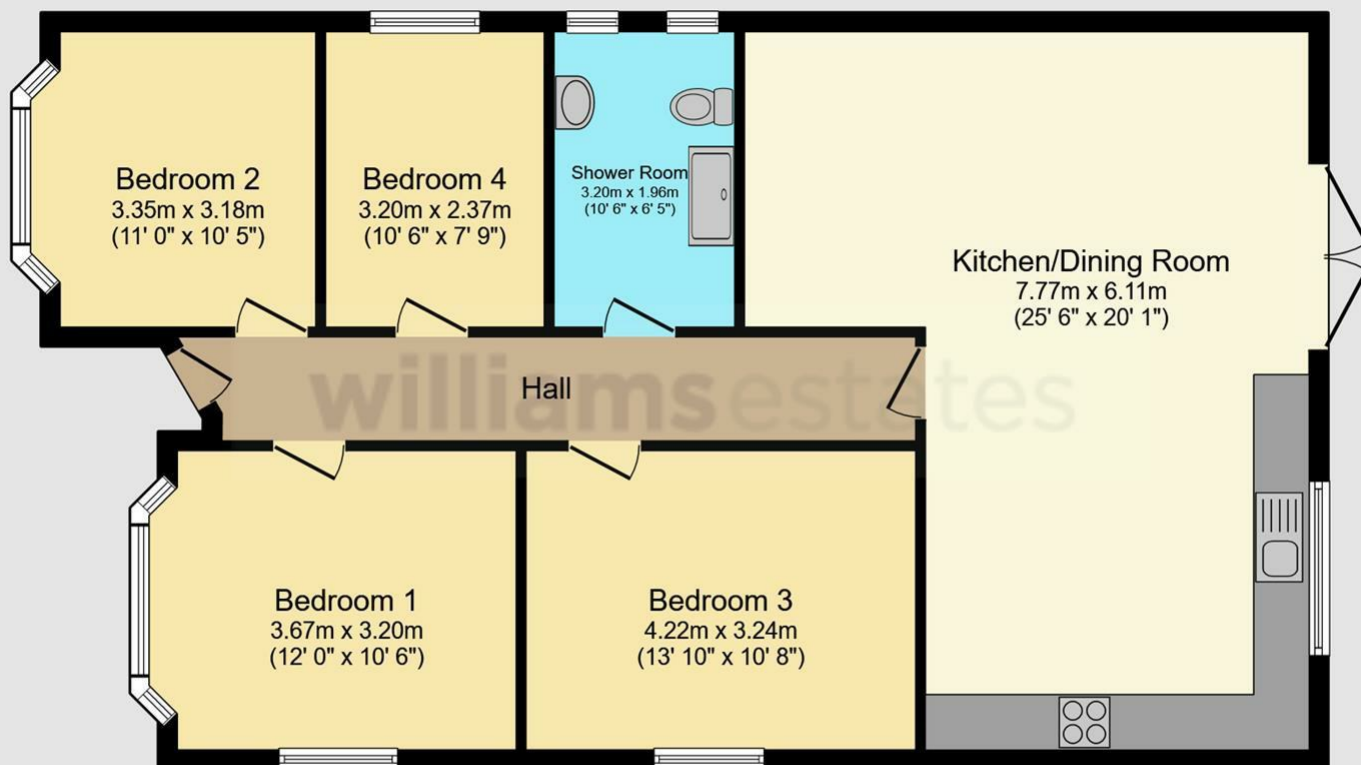
25'5" x 20'0"

A large impressive living area well designed for family living, the open plan space overlooks the rear of the property providing access through double patio doors, there is also a large window overlooking the rear creating plenty of light in the kitchen area, there are base and draw units, a sink and drainer, integrated electric oven hob and extractor, voids for a washing machine and dishwasher and plenty of room for a fridge freezer. the remaining space is very spacious with a panelled area perfect for a wall mounted TV vertical radiators give a modern feel and the skylight generates plenty of warmth and light.

Outside

A low maintenance garden at the rear of the property sweeping round the side, with a





Total floor area: 100.1 sq.m. (1,077 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). Powered by www.Propertybox.io

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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