

**23 Fairview Avenue, Prestatyn,  
Denbighshire, LL19 8SE**

**£199,950**



**EPC - E40   Council Tax Band - C   Tenure - Freehold**

# Fairview Avenue, Prestatyn

## 3 Bedrooms - House - Semi-Detached

No Onward Chain. Situated within a quiet and sought after area within Prestatyn, this property simply must be viewed to fully appreciate! Benefiting from being close to all local amenities, schools, town centre, bus and railway station. Comprising a newly fitted kitchen, newly fitted bathroom, three bedrooms and extensive gardens to the rear. EPC Rating E 40.



### Accommodation

via a uPVC double glazed door, leading into the;

### Entrance Hall

Having lighting, telephone points, stairs to the first floor landing and doors off.

### Living Room

14'9" x 11'6" (4.50 x 3.51)

Having lighting, radiator, TV point, power points, double glazed window to the front elevation.

### Kitchen Diner

15'3" x 12'10" (4.65 x 3.91)

A newly fitted kitchen, having a range of wall and base units with complementary worktop surfaces, tiled splash back, stainless steel sink with mixer tap over, oven with gas hob with extractor fan, wall mounted central heating boiler, double glazed window to the side elevation, double glazed door leading to the rear garden, double glazed patio doors. To the dining area there is a feature fireplace with tiled and timber surround.

### Stairs to the First Floor Landing

Having lighting, turned staircase, loft access hatch and doors off.

### Bedroom One

13'2" x 11'5" (4.01 x 3.48)

Having lighting, radiator, power points and a double glazed window to the front elevation.

### Bedroom Two

12'10" x 8'11" (3.91 x 2.72)

Having lighting, radiator, power points and a double glazed window to the rear elevation.

### Bedroom Three

12'10" x 5'11" (3.91 x 1.80)

Having lighting, radiator, power points and a double glazed window to the rear elevation.



## Bathroom

6'8" x 5'9" (2.03 x 1.75)

A newly fitted bathroom, having low flush WC, hand wash basin, bath with wall mounted shower over, uPVC double glazed obscure window to the side aspect, cupboard for storage, wall mounted heated towel rail and lighting.

## Loft Room

Having a Velux window.

## Outside

To the front the property has a slate and gravelled area to allow for off road parking, gate access leads to a long private enclosed rear garden which has a paved patio area with central pathway, variety of plants and shrubs, the rear garden is mainly laid to lawn, it also has the benefit of outside lighting and water supply.

## Directions

From the office proceed to the mini roundabout taking the right turn onto Ffordd Pendyffryn, taking the first left onto Fforddisa, continue along Fforddisa and Fairview Avenue is a turning on your left hand side and the property can be found on the left.



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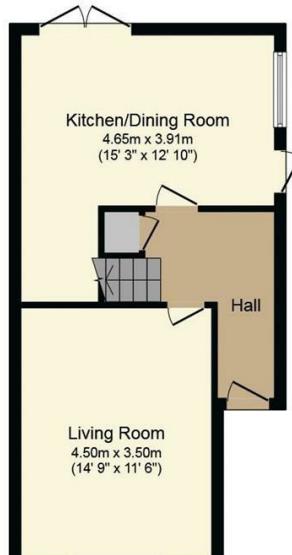
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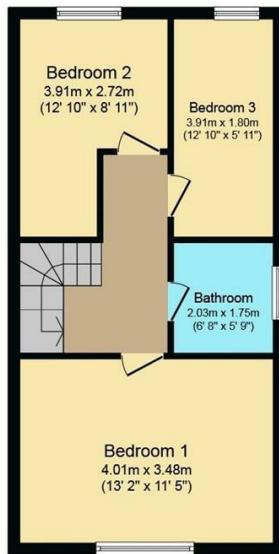


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**Ground Floor**

Floor area 41.3 sq.m. (444 sq.ft.)  
approx



**First Floor**

Floor area 44.7 sq.m. (481 sq.ft.)  
approx

Total floor area 86.0 sq.m. (925 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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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