

**1a Pendre Avenue, Prestatyn,  
Denbighshire, LL19 9SH**

**£260,000**

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**EPC - E53**

**Council Tax Band - D**

**Tenure - Freehold**

# Pendre Avenue, Prestatyn

## 3 Bedrooms - Bungalow - Detached

This three bedroom detached bungalow is an opportunity not to be missed! Having NO ONWARD CHAIN and being of VACANT POSSESSION. The property sits at the bottom of Pendre Avenue being within an easy walk from the town centre and all local amenities as well as bus links and train station. The accommodation comprises three bedrooms, large living room, kitchen and bathroom. To fully appreciate all this bungalow has to offer, viewing is encouraged. EPC Rating E 53.



### Accommodation

via uPVC double glazed obscured decorative door leading into;

### Entrance Hallway

Of a good size having space to hang coats, lights, power points, storage heater, large storage cupboard, loft access hatch, smoke detector and doors off;

### Kitchen

12'9" x 10'5" (max) (3.89 x 3.18 (3.88 x 3.17) (max))

Comprising wall, drawer and base units with worktops over, integrated dishwasher, void for washing machine, void for fridge freezer, integrated oven with induction hob and extractor hood above, single drainer sink with mixer tap over, power points, lighting, uPVC double glazed windows to side and rear elevation and uPVC double obscured glazed window providing access to the rear.

### Living Room

11'3" x 19'10" (3.43 x 6.05)

Having lighting, power points, t.v. aerial point, fireplace with surround and hearth, storage heater and uPVC double glazed windows to both side and front elevation letting in plenty of natural light.

### Bedroom Three / Dining Room

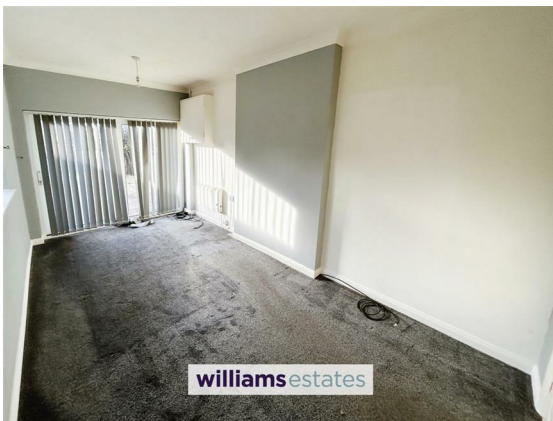
16'4" x 7'11" (4.98 x 2.41)

Having lighting, power points, t.v. aerial point, storage heater, uPVC double glazed window to the side elevation and uPVC double glazed sliding patio door to the front elevation.

### Bedroom One

10'10" x 8'10" (3.30 x 2.69)

Having lighting, power points, t.v. aerial point, storage heater and uPVC double glazed window overlooking the rear garden.



## Bedroom Two

9'11" x 8'9" (3.02 x 2.67)

Having lighting, power points, storage heater, t.v. aerial point and uPVC double glazed window to the side elevation.



## Bathroom

6'3" x 5'5" (1.91 x 1.65)

Comprising vanity hand wash basin with mixer tap over, low flush W.C., panelled bath with taps over and wall-mounted electric shower, partially tiled walls, chrome heated towel rail, lighting and uPVC double glazed obscured window to the side elevation.



## Outside

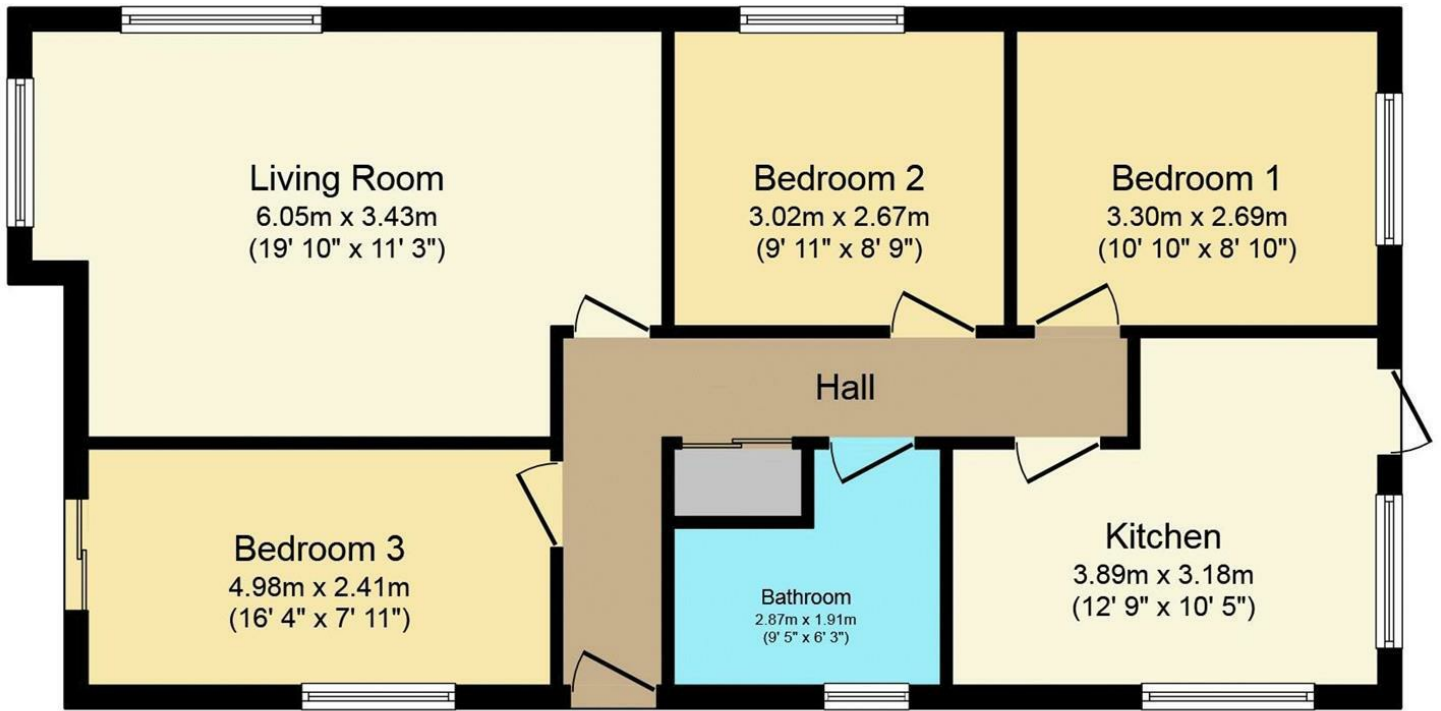
The property is approached via a driveway providing space for off-road parking. The front garden is landscaped for ease-of-low maintenance with a mixture of bushes, trees and shrubs.

To the rear the garden is enclosed and laid to lawn with a patio area ideal for al-fresco dining.

## Directions

From our Prestatyn office proceed right to the lights and take the right turning onto Pendre Avenue. Continue all the way up and you will find the property on your left hand side.

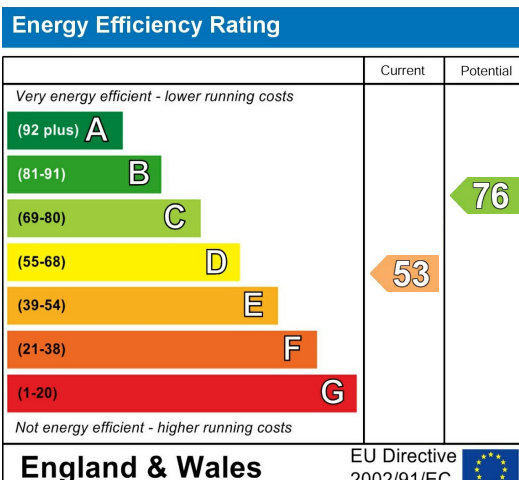




**Floor Plan**

Total floor area 71.3 m<sup>2</sup> (767 sq.ft.) approx

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



Call us on  
01745 888900

[Prestatyn@williamsestates.com](mailto:Prestatyn@williamsestates.com)

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.