



**6 Clwyd Avenue, Prestatyn,
Denbighshire, LL19 9NG**

£279,000

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EPC - D63 Council Tax Band - C Tenure - Freehold

Clwyd Avenue, Prestatyn

5 Bedrooms - House - Semi-Detached

Situated in a sought after location of Prestatyn, within close proximity of all local amenities and walking distance to the High Street and in easy access to the A55 for commuting. This property's unique layout allows the flexibility for the property to be used as a 4/5/6 bedroom semi-detached house whilst still having two ample sized reception rooms. Added benefits throughout, include the properties adaptable layout to change the property into your own needs, uPVC double glazing, gas central heating and ample off-road parking for multiple vehicles. EPC Rating - D 63



Accommodation

via a timber door, providing access into the;

Entrance Porch

Having tiled flooring, cupboard housing the electrics and a timber framed single glazed door off, leading into the;

Entrance Hallway

Having lighting, power points, solid wood flooring, coved ceiling, built-in storage cupboard, mains fitted smoke detector, stairs to the first floor landing and doors off.

Kitchen / Diner

12'9" x 12'6" (3.89 x 3.81)

Comprising of wall, drawer and base units with worktops over, stainless steel sink and drainer with mixer tap over, eye level oven, gas hob, void for slimline dishwasher, void for fridge/freezer, lighting, power points, radiator, tiled flooring, double glazed sliding patio door onto the garden, double glazed window onto the rear and a door off into the;

Utility Area

Having in-built storage cupboards, worktop with stainless steel sink and mixer tap over, lighting, power points, radiator and a double glazed door giving access to the side.

Living Room

17'10" x 12'10" (5.44 x 3.91)

Having lighting, power points, radiator, solid wood flooring, coved ceiling, gas fire with modern surround, door off into the kitchen and a double glazed sliding patio door into the;

Conservatory

15'10" x 9'2" (4.83 x 2.79)

Having lighting, radiator, double glazed window surrounding and a double glazed sliding patio door leading out to the rear garden.

Bathroom

Comprising of a low flush w.c., jacuzzi bath, hand-wash basin, waterfall shower head, lighting, radiator, extractor fan, partially tiled walls

Bedroom Four

15'3" x 10'11" (4.65 x 3.33 (4.64 x 3.32))

Potential to be used as a further reception room, having lighting, power points, radiator, coved ceiling, solid wood flooring, open fire place, T.V. aerial point, double glazed window onto the side and a double glazed bay window onto the front elevation.

Bedroom Five

15'1" MAX x 7'10" MAX (4.60 MAX x 2.39 MAX)

Having lighting, power points, radiator, in-built cupboards/wardrobes housing two folding murphy beds and double glazing onto the front elevation.

First Floor Landing

Having a turn stair case with a door off leading onto a balcony, with stairs down to the ground floor, radiator and a glazed door off into the;



Bedroom One

11'11" min x 10'10" (3.63 min x 3.30)

Having lighting, power points, coved ceiling, laminate flooring, T.V. aerial point, en-suite off, double glazed window onto the side and a double glazed bay window onto the front elevation.

En-suite

Comprising of a walk-in shower enclosure with wall mounted shower, low flush w.c., hand-wash basin, lighting and an extractor fan.

Bedroom Two

12'7" x 12'0" (3.84 x 3.66 (3.83 x 3.65))

Having lighting, power points, radiator, coved ceiling, T.V. aerial point, cupboard housing the electrics, in-built cupboards and a double glazed window onto the front with views of the sea over the rooftops.

Bedroom Three

13'5" x 12'8" max 8'10" min (4.09 x 3.86 max 2.69 min)

Having lighting, power points, radiator, coved ceiling, in-built storage/airing cupboard, in-built wardrobes and a double glazed window onto the rear with unspoilt views of Prestatyn hillside.

Kitchenette

10'11" x 8'8" (3.33 x 2.64)

Fitted with wall, drawer and base units with worktops over, stainless steel sink and drainer with a mixer tap over, void for washing machine, void for fridge/freezer, void for slimline dishwasher, in-built oven, ceramic hob with extractor hood over, lighting, power points, radiator, partially tiled walls, wall mounted Worcester central heating boiler with inner hallway off.

Inner Hallway

Having and in-built storage cupboard and a door off into the;

Shower Room

Comprising of a walk-in shower enclosure with wall mounted shower, low flush w.c., pedestal hand-wash basin, lighting, heated towel rail, extractor fan, access into the eaves for storage and a double glazed obscure window onto the rear.

Loft Room

17'5" x 8'0" (5.31 x 2.44)

Suitable for either a further bedroom, office/studio or lounge. Being of a good size, having lighting, power points, smoke alarm and siren, storage into the eaves and a velux window with distant views of the Snowdonia Range.

Outside

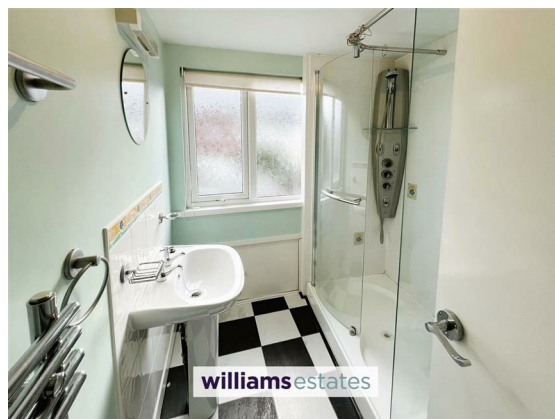
The property is approached via a good sized driveway providing ample parking off-road parking for several vehicles with the front garden being bound by walling and having a variety of shrubs/plants. The front garden also houses a brick built bike/utility store, having power, glazed window and being of a good size.

Wrought iron fire escape also provide access to the first floor accommodation.

To the rear, the garden is enclosed and is of ease and low maintenance, comprising of a paved patio, raised flower beds, large brick built shed and a smaller timber built tool store, outside water source, variety plants/shrubs/trees and bound by walling.

Directions

Proceed right from Prestatyn office onto Gronant Road and continue along passing the Tennis Club on the right. Turn next left onto Mostyn Avenue and next left onto Clwyd Avenue. Continue up Clwyd Avenue, where the property can be found on your left hand-side





Ground Floor



First Floor



Second Floor

Total floor area 193.2 m² (2,080 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.