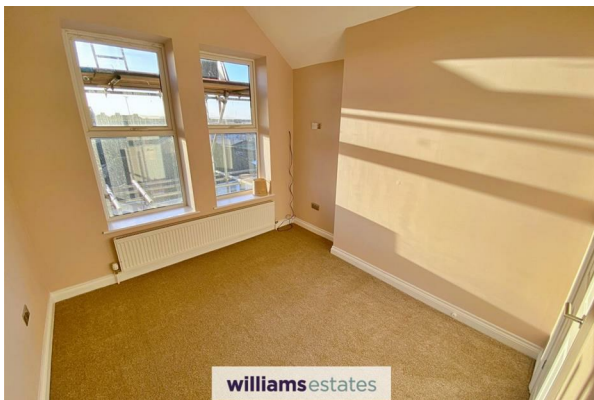


# williams estates



## Flats at Fern Avenue, Prestatyn, Denbighshire, LL19 9DN

**£340,000**



**EPC - null    Council Tax Band - A    Tenure - Freehold**

# Fern Avenue, Prestatyn

## 5 Bedrooms - Flat

Williams Estates are pleased to advertise For Sale, an opportunity to purchase a block of three flats, situated just off of Prestatyn Town High Street. For Sale with tenants in situ, being close to all local amenities, ideal investment prospect and a short walk to the seaside promenade/beach front. Internal viewing is highly recommended to fully appreciate this investment opportunity.

### Flat 2

#### Living Room

16'5" x 11'1"

Having lighting, power points, radiator and glazed windows onto the front and side elevation.

#### Bedroom One

16'4" x 7'10"

Having lighting, power points, radiator, inbuilt storage cupboard and glazed window onto the front.

#### Bedroom Two

11'10" x 7'5"

Having lighting, power points and a glazed window onto the front elevation.

#### Kitchen

9'11" x 9'7"

Comprising of wall, drawer and base units with worktop over, integrated oven, four ring hob with stainless steel extractor fan above, partially tiled walls, lighting, power points, wall mounted boiler, integrated fridge, integrated freezer, sink and drainer with tap over, obscure glazed window onto the side and an obscure glazed door giving access to the fire escape.

#### Shower Room

8'1" x 5'3"

Comprising of a low flush W.C., walk-in shower enclosure with wall mounted shower, hand-wash basin with tap over, partially tiled walls, lighting and an obscure glazed window onto the side.

### Flat 2A

#### Living Room

17'6" x 9'10"

Having lighting, power points, radiator and glazed windows onto the front and side elevations.

#### Bedroom One

12'4" x 9'2"

Having lighting, power points, radiator and a glazed window onto the front elevation

#### Bedroom Two

9'0" x 8'1"

Having lighting, power points, inbuilt storage cupboard and a glazed window onto the front elevation

#### Kitchen

Having lighting, power points, and a range of wall, drawer and base units with worktop over, integrated oven, stainless steel extractor fan, fridge/freezer, sink with mixer tap over, wall mounted boiler and a glazed window onto the side elevation.

#### Shower Room

Comprising of a shower enclosure with wall mounted shower head, pedestal hand-wash basin with tap over, low flush W.C., heated towel rail, lighting and glazed obscure window onto the side elevation.

### Flat 2B

#### Open Plan Living/Dining/Kitchen

21'5" x 19'2"

Having lighting, power points, radiators, uPVC double glazed windows onto the side and rear. Kitchen - Wall, drawer and base units with worktop over, integrated electric oven, four ring electric hob with stainless steel extractor fan over, breakfast bar for dining and sink /drainer with a mixer tap over, integrated fridge, integrated freezer and doors off.

### Bedroom

10'6" x 10'0"

Having lighting, power points, radiator, inbuilt cupboard for storage and uPVC double glazed windows onto the rear elevation.

### Utility Area

Space for under the counter washing machine, wall mounted boiler and door off.

### Shower Room

7'8" x 5'9"

Comprising of a walk-in shower enclosure with wall mounted shower, low flush w.c., wall mounted heated towel rail, hand-wash basin with tap over, lighting, extractor fan and a uPVC double glazed window onto the rear.



### EPC Ratings

Flat 2 - TBC

Flat 2A - TBC

Flat 2B - TBC

### Council Tax Bands

Flat 2 - A

Flat 2A - A

Flat 2B - A

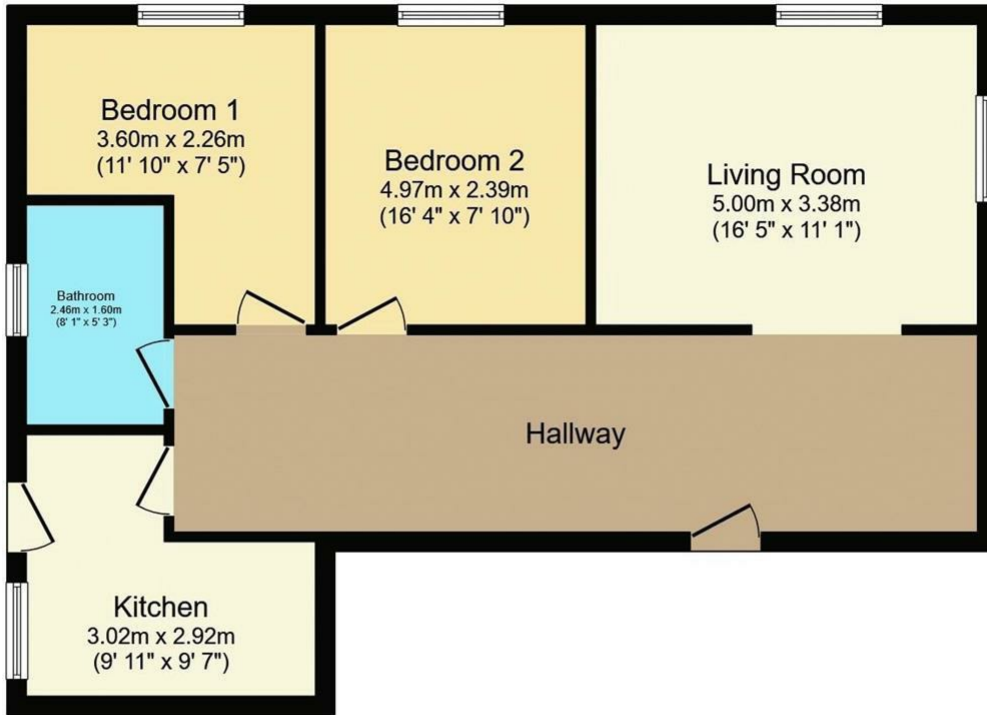


### Directions

Walking from our Prestatyn Office, please head towards the High Street, passing Bar 236. Continue down the High Street, taking the left onto Fern Avenue where the block of flats can be found.







**Floor Plan**  
 Floor area 66.0 sq.m. (710 sq.ft.) approx

# Flat 2

Total floor area 66.0 sq.m. (710 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<br>2002/91/EC |           |

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.