



**18 Glasfryn Avenue, Prestatyn,
Denbighshire, LL19 8PL**

£259,500

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EPC - C71 Council Tax Band - E Tenure - Freehold

Glasfryn Avenue, Prestatyn

2 Bedrooms - Bungalow - Detached

Located in a quiet cul-de-sac, this double fronted bungalow in Meliden offers the perfect blend of comfort and tranquility. With two spacious double bedrooms, a large living room and bright conservatory, there's plenty of space for you to relax and unwind. The highlight of this property is the stunning views it offers. Imagine waking up to breathtaking views of the hillside and overlooking the prestigious Meliden Golf Club. Don't miss out on securing this property! EPC Rating C 71.



Accommodation

via a uPVC double glazed door with panelling adjacent leading into;

Entrance Porch

via a timber framed glass panelled door leading into;

Inner Hallway

Comprising lighting, smoke detector, power points, radiator and doors off;

Bedroom One

17'0" x 10'7" (5.2 x 3.25)

Having lighting, power points, radiator and uPVC double glazed windows to both the side with a bay window to the front.

Bedroom Two

13'8" x 10'4" (4.19 x 3.15)

Having lighting, power points, radiator and uPVC double glazed windows to both the side with a bay window to the front.

Bathroom

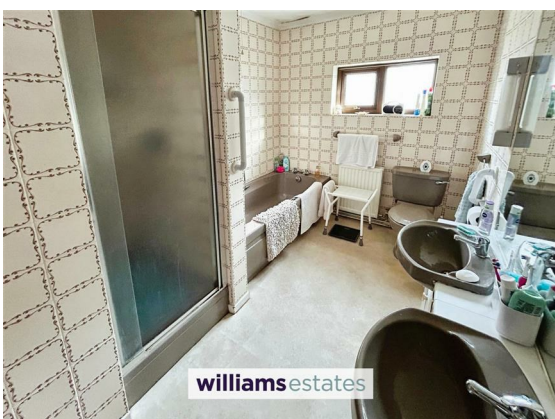
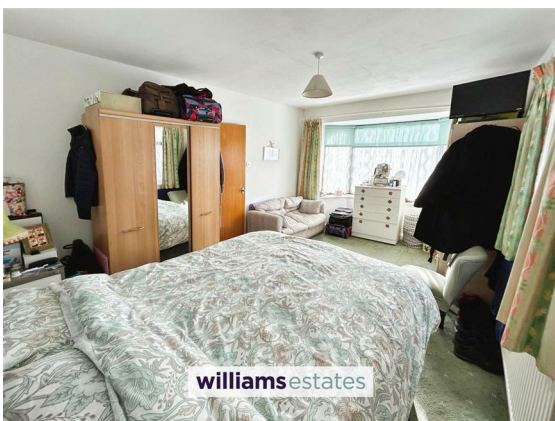
10'4" x 7'1" (3.15 x 2.18)

Comprising dual vanity hand wash basins with mixer taps over, low flush W.C., panelled bath with taps over, walk-in shower enclosure with electric shower, tiled walls, lighting, radiator and a uPVC obscured double glazed window to the side elevation.

Kitchen

15'3" x 8'8" (4.67 x 2.66)

Comprising wall, drawer and base units with worktops over, four-ring hob with extractor hood above, integrated dual eye-level oven, sink with half drainer and mixer tap over, radiator, power points, partially tiled walls, void for under counter fridge and freezer, uPVC double glazed door giving access to the side elevation with window adjacent.



Utility Room

8'3" x 6'2" (2.54 x 1.9)

Comprising low flush W.C., hand wash basin with mixer taps over, void and plumbing for washing machine and dryer, extractor fan, lighting, radiator and two built in storage cupboards.

Living / Dining Room

26'8" x 13'1" (8.15 x 4.01)

Of a very good size, having lighting, power points, radiator, gas fire with hearth, t.v. aerial point, ample space for dining, uPVC double glazed windows to both side elevations and overlooking the rear garden and timber framed doors leading into;

Conservatory

9'3" x 8'2" (2.84 x 2.51)

Having lighting, uPVC double glazing surrounding with views to the Prestatyn Hillside and Meliden Golf Club, with double glazed door giving access to the rear.

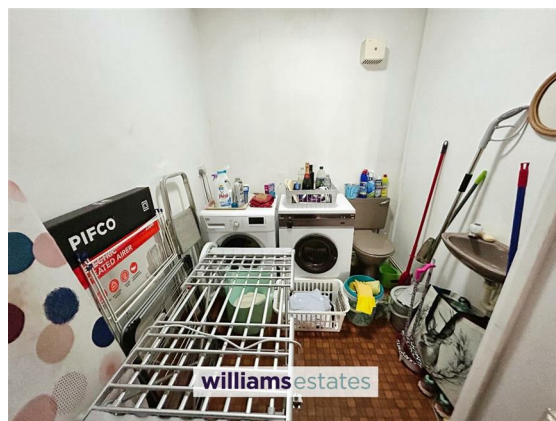
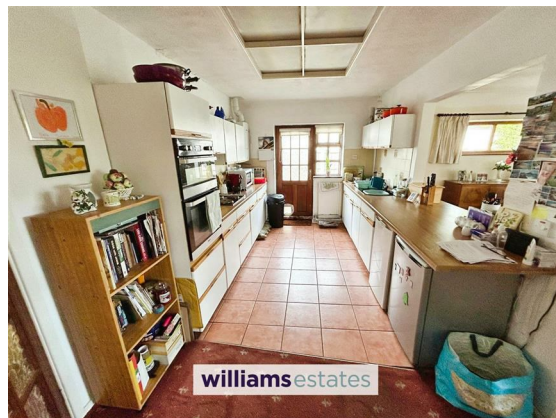
Outside

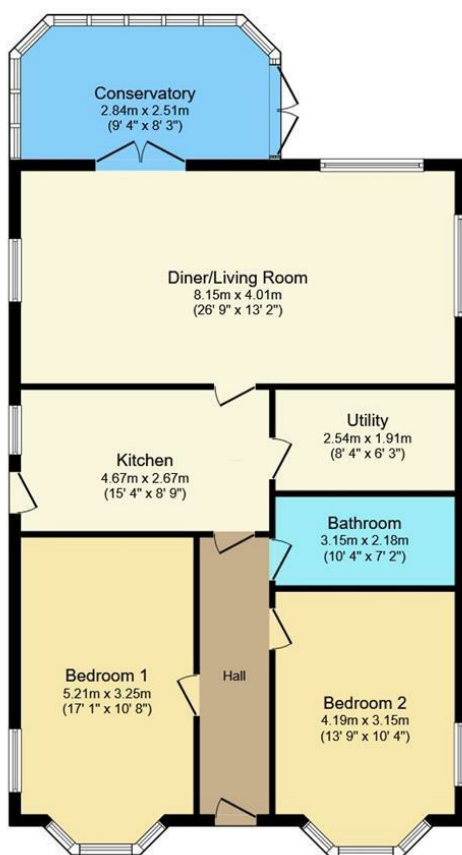
The property is approached via a long driveway providing space for off-road parking. The front garden is laid with small areas of lawn and paved with a low-bearing wall enclosing.

To the rear the garden is laid to lawn and bound by mature low hedging showcasing unspoilt views of Meliden Golf Club and Prestatyn Hillside. There is a patio area which is ideal for soaking up the peaceful scenery.

Directions

Proceed left from Prestatyn office to the roundabout and take the first exit off and continue along Meliden Road. Continue along into the dip and up the hill and take the first left turning onto Manod Road and first left onto Glasfryn where no 18 can be seen at the end of the cul-de-sac.





Floor Plan

Total floor area 112.7 m² (1,214 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		
(81-91) B		85
(69-80) C	71	
(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.