



**53 The Avenue, Prestatyn,
Denbighshire, LL19 9RD**

£265,000

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EPC - C70 Council Tax Band - E Tenure - Freehold

The Avenue, Prestatyn

3 Bedrooms - Bungalow - Detached

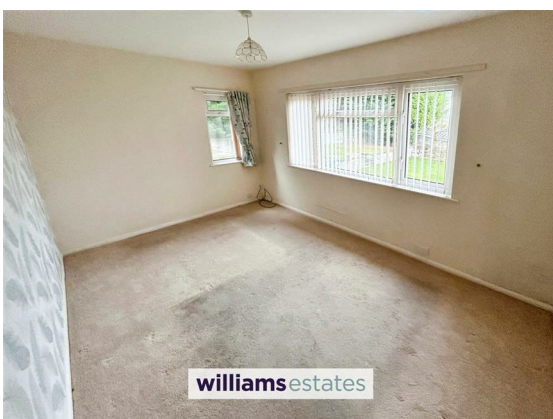
Available for sale - A detached three/four bedroom bungalow located in the sought-after Upper Prestatyn! Light modernisation is needed but the property holds tons of potential with scope to extend to the rear or convert to dormer bungalow subject to planning. Walkable into town where you'll find the established high street and retail park. Added benefits include a private side garden ideal for al-fresco dining. EPC Rating: TBC.



Living Room



Bedroom Three/Dining Room



Bedroom

Accommodation

via a uPVC double glazed door leading into;

Entrance Porch

With lighting and uPVC obscured double glazed door leading into;

Inner Hallway

Having lighting, power points, radiator, two storage cupboards and doors off to further accommodation.

Living Room

16'2" x 11'8"

Having lighting, power points, t.v. aerial point, gas fire with surround and hearth, radiator and a uPVC double glazed windows to side elevations and bay window overlooking the front garden.

Kitchen

9'10" x 9'1"

Comprising wall drawer and base units with worktops over, sink with half drainer and mixer tap over, void for free-standing gas cooker and extractor hood above, void and plumbing for washing machine, power points, lighting, radiator, partially tiled walls, boiler, void for under-counter fridge and uPVC double glazed window to the side elevation and door leading into;

Lean-to

12'5" x 6'2"

Having lighting, timber framed doors providing access to the rear and timber door leading into the garage.

Bedroom One

13'3" x 10'4"

Having lighting, power points, radiator, t.v. aerial point and uPVC double glazed window overlooking the front garden.

Bedroom Two

10'9" x 9'7"

Having lighting, power points, radiator and uPVC double glazed window overlooking the rear.

Bedroom Three / Dining Room

10'10" x 9'6"

Has the potential to be a dining room or third bedroom, having lighting, power points, radiator and uPVC double glazed window overlooking the rear garden.

Bedroom Four

9'3" x 8'2"

Having lighting, power points, radiator and uPVC double glazed bay window to the side elevation.

Shower Room

7'5" x 5'6"

Comprising low flush W.C., pedestal hand wash basin with mixer tap over, walk-in shower enclosure with electric shower head, partially tiled walls, extractor fan, radiator, lighting and two uPVC obscured double glazed windows to the side elevation.

Garage

18'2" x 8'11"

Having lighting, power and access via an up-and-over door.

Outside

To the front of the property the garden is laid to lawn with bushes and a garden path leading up to the accommodation.

To the rear of the property there is space for off-road parking leading up to the garage. Garden space can be found to the side of the property which is paved for ease of low-maintenance and bound by mature hedging.

Directions

Proceed left from the Prestatyn office to the roundabout. Take the first exit off and continue along Meliden Road turning left onto Woodland Park, The Avenue. Continue along The Avenue and No 53 can be found on your left.



Bedroom



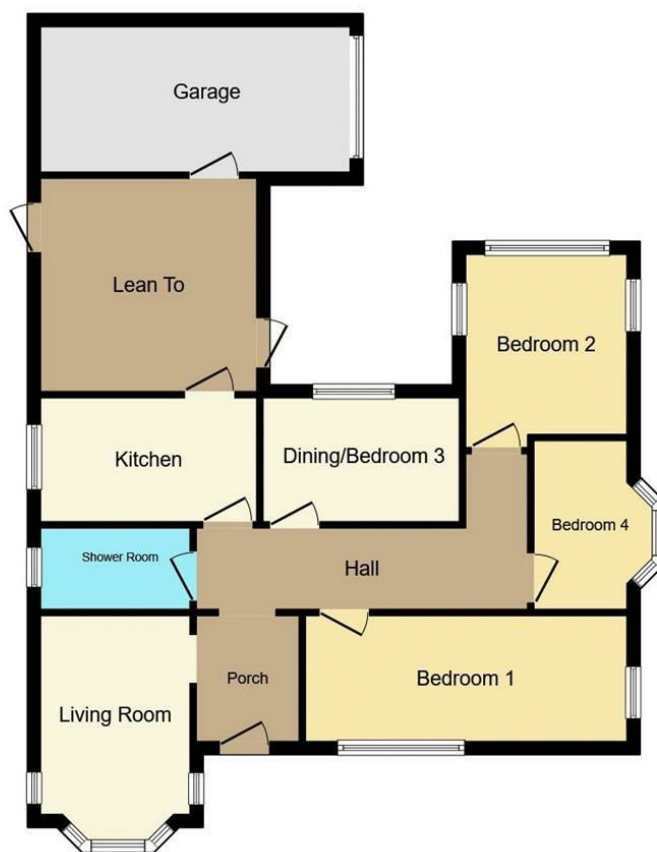
Bedroom



Shower Room



Garage & Parking



Floor Plan

Total floor area 83.0 m² (894 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
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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.

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