



**10 Penley Avenue, Prestatyn,  
Denbighshire, LL19 7RT**

**£140,000**



**EPC - C69    Council Tax Band - C    Tenure - Freehold**



# Penley Avenue, Prestatyn

## 2 Bedrooms - Bungalow - Semi Detached

A well presented two bedroom semi-detached bungalow, with no onward chain, situated in a popular residential location in Prestatyn. The property briefly comprises of two double bedrooms, living room, kitchen and shower room. The property allows for ample parking and benefits from having double glazing and gas fired central heating. Internal viewing is highly recommended!



### Accommodation

Via a uPVC door leading into the;

### Entrance Hallway

Having lighting, radiator, boiler, consumer unit and doors off.

### Kitchen

10'9" x 7'8" (3.28m x 2.34m)

Having lighting, power points, wall, drawer and base units with worktops over, sink and drainer with stainless steel taps over, void for fridge freezer, void for washing machine, uPVC double glazed window overlooking the side elevation and a uPVC obscure door leading to the rear of the property.



### Living Room

12'7" x 13'9" (3.86 x 4.2)

Having lighting, power points, radiator, T.V. aerial point, internet access point, fireplace with surround and hearth, and a uPVC double glazed window overlooking the front elevation.

### Shower Room

7'8" x 7'10" (2.34m x 2.39m)

Having lighting, radiator, hand wash basin with taps over, low flush W.C., shower enclosure with wall mounted electric shower, loft hatch access and a uPVC double glazed obscure window to the side elevation.

### Bedroom One

16'8" x 10'8" (5.08m x 3.25m)

Having lighting, power points, radiator, T.V. aerial point and a uPVC window to the rear elevation.

### Bedroom Two

11'1" x 10'4" (3.38m x 3.15m)

Having lighting, power points, electric storage heater, cupboard space for storage, radiator and a uPVC double glazed window to the rear elevation,



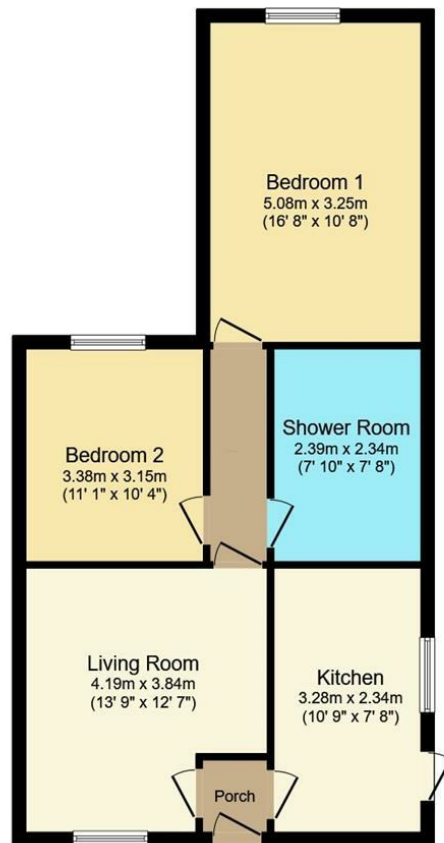
## Outside

The property allows access onto a concrete driveway and provides off street parking. The front is mainly laid with gravel for ease of maintenance. The rear of the property enjoys a sunny aspect and is mainly laid to lawn, surrounded by timber fencing. There is also a large garage and two timber sheds, ideal for storage.

## Directions

Proceed from the Prestatyn office to the mini roundabout turning right onto Ffordd Pendyffryn. Continue along to the top of the bridge turning left onto Sandy Lane and then turning left onto Glan Y Gors. Take the next turning right onto Pen Twyn continue along till you come to a T Junction . Turn left onto Beverley drive and Penley Avenue is on the right hand side. The property can then be found halfway up the road.



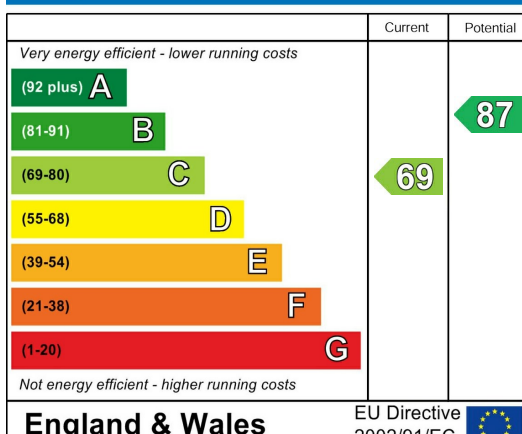


**Floor Plan**

Total floor area 65.5 m<sup>2</sup> (705 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



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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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