



**17 Arfon Avenue, Prestatyn,
Denbighshire, LL19 7EN**

£189,950

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EPC - D60 Council Tax Band - C Tenure - Freehold

Arfon Avenue, Prestatyn

2 Bedrooms - Bungalow

Why not take a look at this two-bedroom detached bungalow with good-size conservatory. It's located close to the seaside, has low maintenance gardens to front and rear, off-road parking, and is conveniently located on an established bus route connecting you to both Prestatyn and Rhyl town centre. Call us to book a viewing today!



Accommodation

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

Entrance Porch

Having cupboard housing consumer unit and timber framed door leading into;

Inner Hallway

Having lighting, power points, radiator, smoke detector, storage cupboard, telephone point and doors off;

Living Room

15'07 x 11'07 (into bay) (4.75m x 3.53m (into bay))

Having lighting, power points, t.v. aerial point, gas fire with surround and hearth, radiator and uPVC double glazed bay window to the front elevation.

Bedroom One

13'02 x 8'10 (4.01m x 2.69m)

Having lighting, power points, radiator and timber framed window overlooking the conservatory.

Bedroom Two

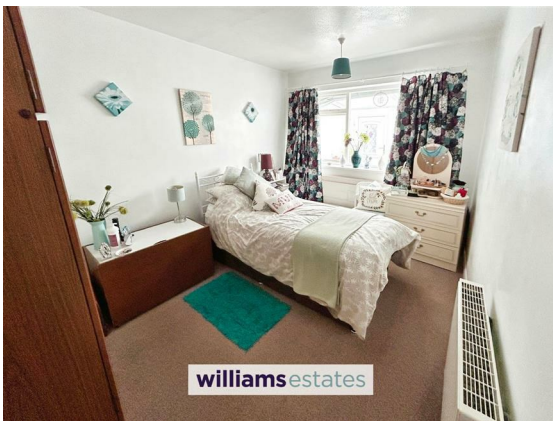
13'09 x 8'01 (4.19m x 2.46m)

Having lighting, power points, radiator and uPVC double glazed window over looking front elevation.

Shower Room

7'09 x 7'08 (2.36m x 2.34m)

Comprising low flush W.C., pedestal hand wash basin with mixer tap over, walk-in shower enclosure with wall-mounted shower head, fully tiled walls, heated towel rail, lighting, extractor fan and a uPVC obscure double glazed window to the side elevation.



Kitchen

10'10 x 11'03 (3.30m x 3.43m)

Comprising wall, drawer and base units with worktops over, void for freestanding fridge/freezer, void and plumbing for washing machine, wall-mounted boiler, single drainer sink with mixer tap over, partially tiled walls, four-ring hob with extractor fan over, integrated oven, loft access hatch, lighting, power points, radiator, uPVC double glazed window to the side elevation and window and door into the conservatory.

Conservatory

16'07 6'01 (5.05m 1.85m)

Having lighting, power points, t.v. aerial, space for dining, radiator, uPVC double glazing surrounding with door providing access to the rear.

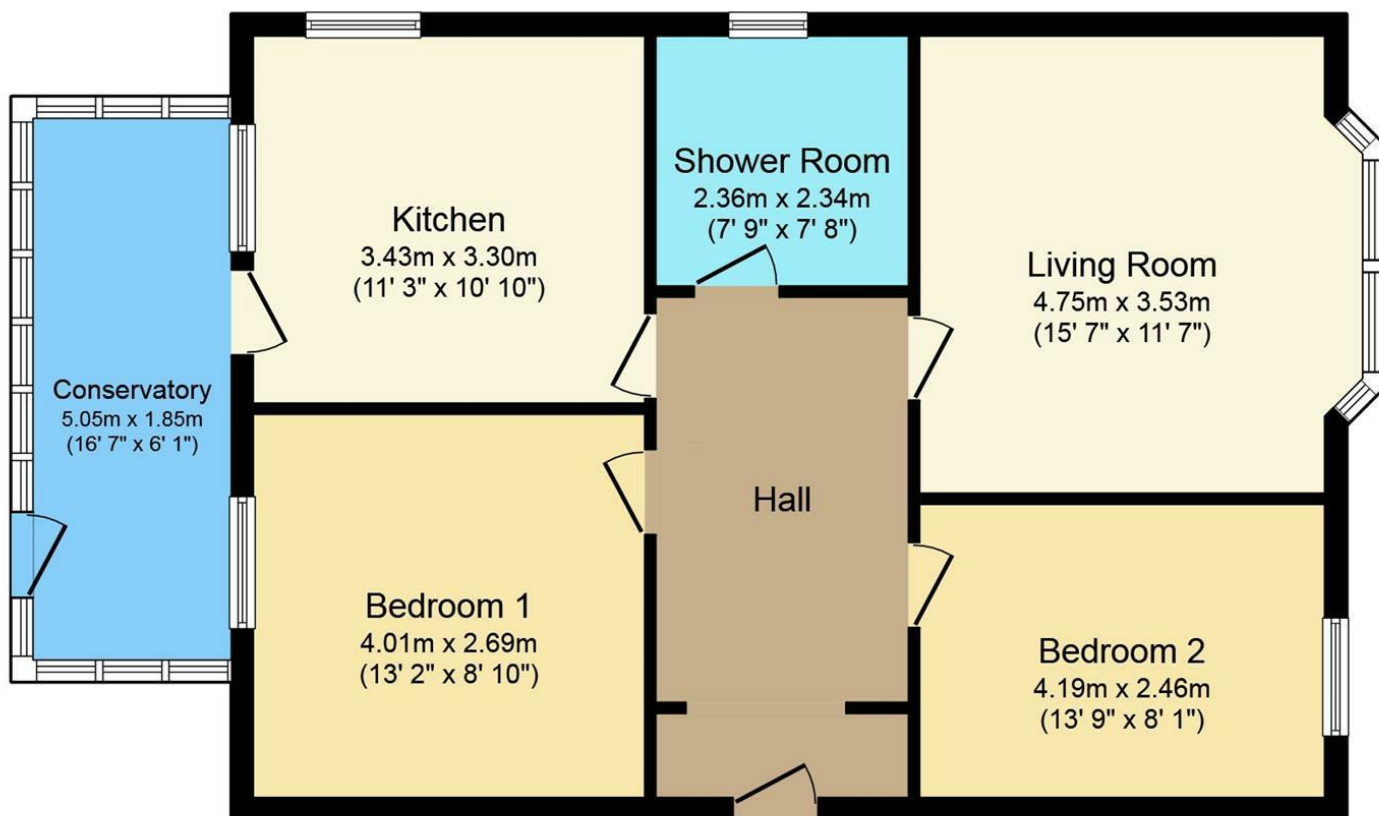
Outside

The property is approached via a driveway providing space for off-road parking with flagged front garden for ease of low maintenance. To the rear the garden is paved with raised planters home to a variety of flowers and shrubs and enclosed by timber fencing. The garage and rear shed have both lighting and power.

Directions

Proceed from our Prestatyn office to the mini roundabout, turn right and continue down the hill, over the railway bridge and turn right to the traffic lights. Turn left and continue along the coast road, past the Ffrith Festival Gardens heading towards Rhyl. Turn left, after Clwyd Carpets, then 3rd left into Arfon Avenue and number 17 can then be found.





Floor Plan

Total floor area 82.4 m² (887 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
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.