



**2 Norton Avenue, Prestatyn,
Denbighshire, LL19 7NL**

£260,000

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EPC - D65

Council Tax Band - D

Tenure - Freehold

Norton Avenue, Prestatyn

4 Bedrooms - Bungalow - Detached

A spacious three/four bedroom detached corner plot bungalow, situated within a prime location in the seaside town of Prestatyn. Comprising four good sized bedrooms (one has the potential to be used as a reception room), kitchen, living room and shower room. Having easy to maintain gardens and ready to move into! Internal viewing is highly recommended!



Accommodation

via a uPVC double glazed door, leading into the;

Entrance Hallway

Being of a good size, having lighting, power points, radiator, cupboard housing the electric meter, loft access hatch and doors off.

Bedroom One

14'3" x 10'2" (4.36m x 3.12m)

Currently used as a craft room, having lighting, power points, radiator, T.V. aerial point, uPVC double glazed window onto the side elevation and a uPVC double glazed bay window onto the front elevation.

Bedroom Two

12'10" x 10'2" (3.92m x 3.10m)

Having lighting, power points, radiator and a uPVC double glazed bay window onto the front elevation.

Bedroom Three

10'6" x 9'9" (3.22m x 2.98m)

Having lighting, power points, radiator and a uPVC double glazed window onto the side elevation.

Bedroom Four / Dining Room / Home Office

10'5" x 7'0" (3.20m x 2.14m)

Having lighting, power points, radiator, telephone point and a uPVC double glazed obscure window onto the side elevation.

Shower Room

7'0" x 6'3" (2.15m x 1.91m)

Comprising a low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, partially tiled walls, lighting, wall mounted heated towel rail, larger than average walk-in shower enclosure with wall mounted shower and a uPVC double glazed obscure window onto the side elevation.



Kitchen

12'2" x 10'4" (3.72m x 3.15m)

Being L-shaped, comprising of wall, drawer and base units with worktops over, four ring induction hob, extractor fan, integrated double oven, void for under the counter fridge, void for under the counter freezer, void for under the counter washing machine, stainless steel sink and drainer with mixer tap over, wall mounted boiler, partially tiled walls, lighting, power points, radiator, uPVC double glazed window onto the rear elevation and a uPVC double glazed obscure door giving access to the rear garden.



Living Room

17'9" x 10'5" (5.43m x 3.19m)

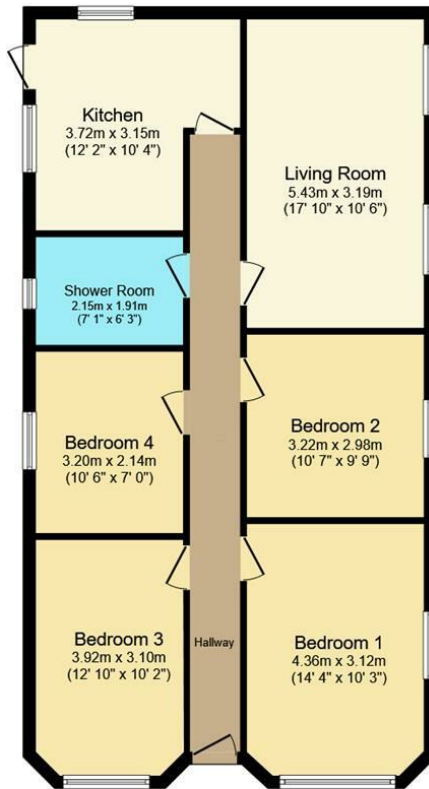
Having lighting, power points, two radiators, Franco Belge Stove with complementary surround and hearth, telephone point and two uPVC double glazed windows onto the side elevation.

Outside

To the front, the property is approached via a paved pathway leading up to the accommodation. Situated on a corner plot with decorative borders and ample space for off-road parking, with the majority being laid to lawn.

To the rear, the garden is of ease and low maintenance being paved and bound by timber fencing housing a gas meter, log store and garden shed.





Floor Plan

Floor area 89.8 m² (966 sq.ft.)

TOTAL: 89.8 m² (966 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.