



**6 Mornant Avenue, Prestatyn,  
Denbighshire, LL19 7LD**

**£245,000**

 2  1  1  D

**EPC - D68    Council Tax Band - D    Tenure - Freehold**

# Mornant Avenue, Prestatyn

## 2 Bedrooms - Bungalow - Detached

Welcome to Mornant Avenue, Prestatyn - a charming location where this delightful detached two-bedroom bungalow awaits you. Situated within walking distance to the Seaside, this property offers not just a home, but a lifestyle. Boasting hillside views, this bungalow provides a tranquil setting for you to enjoy the beauty of nature right from your doorstep. The wildlife garden, along with a secret garden, adds a touch of enchantment to the property, perfect for those who appreciate the outdoors. Convenience is key with this home, as it is located close to local amenities, bus stops and train stations. Whether you are looking for a peaceful retreat or a seaside escape, this property ticks all the boxes. Don't miss out on the opportunity to own a piece of this idyllic setting in Prestatyn. Available with no onward chain.



### Accommodation

Via a double glazed door with matching side panel leading into the entrance porch.

### Entrance Porch

Having meter cupboard, tiled flooring and timber glazed door with matching side panel leading into the entrance hallway.

### Entrance Hallway

Having coved ceiling, loft hatch access, radiator, power points, built in storage cupboard and doors off.

### Living Room

16'11 x 11'11 (5.16m x 3.63m)

Having coved ceiling, ample power points, TV aerial point, radiator, wall light points, wooden fire surround with tiled hearth housing a gas fire and a large picturesque window overlooking the front elevation enjoying views of Prestatyn hillside.



### Kitchen

16'10 x 11'3 (5.13m x 3.43m)

Fitted with a bespoke Mark Wilkinson Country style kitchen comprising of wall, drawer and base units with Brazilian Slate worktop surfaces over with back splash, stainless steel sink and drainer with mixer tap over, built in oven with electric hob and extractor hood over, void for washing machine, void for fridge and freezer, built in pantry cupboard, laminate flooring, coved ceiling, double glazed window overlooking the rear garden and double glazed sliding patio doors allowing access onto the rear garden.

### Bedroom One

10'11 x 10'5 (3.33m x 3.18m)

Having coved ceiling, radiator, power points, built in wardrobes providing ample storage and double glazed window overlooking the front elevation enjoying views over to Prestatyn Hillside.



### Bedroom Two

10'8 x 9'11 (3.25m x 3.02m)

Having coved ceiling, radiator, power points and double glazed window overlooking the rear elevation.

### Bathroom

7'11 x 7' max 5'4 min (2.41m x 2.13m max 1.63m min )

Fitted with a low flush WC, pedestal hand wash basin, ornate claw foot bath with waterfall shower head over and shower screen with water jets spray, part tiled walls, laminate flooring , heated towel rail and obscure double glazed window to the rear elevation.

### Garden Room/Conservatory

Having double glazed windows surrounding and double glazed door ideal for garden room or storage.

### Outside

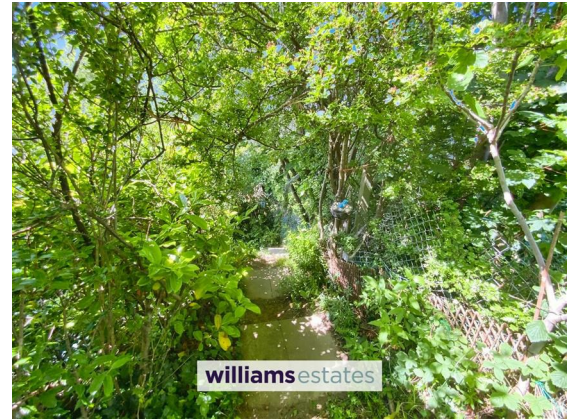
The property is approached via a driveway providing off street parking which leads to a detached garage with up and over door power and lighting, personal door allowing access to the rear garden and double glazed window to the rear. The garden to the front being landscaped for ease of maintenance with an abundance of plants and shrubs. The enclosed rear garden being a particular feature of the property being a sanctuary for wildlife, birds and insects with a wildlife garden, being mainly laid to lawn with a paved patio, greenhouse, a further enclosed paved section with an outside children's timber house and steps leading up to a hidden garden/sitting area. The rear garden having an abundance of trees, plants, shrubs and wildflowers and is bound by hedges and fencing.

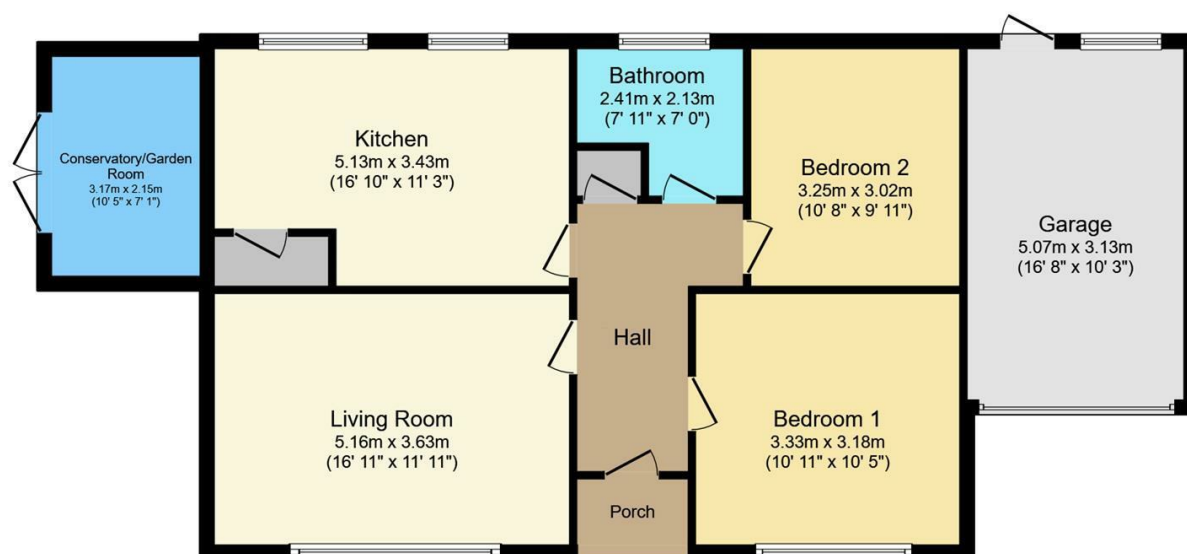
### Directions

Proceed from our Prestatyn office on to Meliden Road to the mini roundabout turning right onto Ffordd Penrhwyfla, continuing over the railway bridge and at the Bastion Road traffic lights and turn right onto Marine Road. Turn left before the bridge at the Pontins sign and first left into Mornant Avenue.

### Agents notes

The combi boiler is only 6 months old.





**Floor Plan**  
Floor area 100.9 m<sup>2</sup> (1,086 sq.ft.)

**TOTAL: 100.9 m<sup>2</sup> (1,086 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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>78</b> |
| (55-68) <b>D</b>                            | <b>68</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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.

**williams**estates

Call us on  
01745 888900  
Prestatyn@williamsestates.com