



**20 Tudor Avenue, Prestatyn,
Denbighshire, LL19 9HN**

OFFERS OVER £490,000

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EPC - C72

Council Tax Band - F Tenure - Freehold

SUMMARY

Welcome to Tudor Avenue, Prestatyn - a charming property that exudes character and warmth! This older detached house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 5 spacious bedrooms, there's plenty of room for the whole family to spread out and make this house a home.

Don't miss the opportunity to make this house your own and create lasting memories in this wonderful home. Contact us today to arrange a viewing and take the first step towards owning your dream property in Tudor Avenue, Prestatyn!



Accommodation

via a uPVC double glazed door with obscure glazed panelling, leading into the;

Entrance Hallway

Having feature oak flooring, stairs to the first floor landing, inbuilt cupboard for storage, lighting, radiator and doors off.

Lounge

15'2" x 13'5" (4.62 x 4.09 (4.631 x 4.098))

A light and airy room, having lighting, power points, radiators, inglenook fireplace with feature log burner and slate hearth and a uPVC double glazed box bay window onto the front elevation.

Open Plan Kitchen/Living/Dining

The hub of the home, full of natural light and a modern style.

Kitchen

Comprising base and drawer units with a complementary worktop over, breakfast bar/island for dining, undermount sink with stainless steel mixer tap over, void for a freestanding stove with extractor fan above, space for an American style freestanding fridge/freezer, lighting, power points, velux window and a uPVC double glazed window onto the rear.

Living / Dining Area

Being of an ample size, having lighting, power points, feature log burner, space for dining, stained glass window onto the side elevation, velux window and bi-folding doors giving access out onto the rear patio.

Utility Room

8'0" x 5'8" (2.44 x 1.73 (2.433 x 1.724))

Having lighting, power points, partially tiled walls, void under the counter for washing machine and tumble dryer and a door off into the;

Cloakroom

5'3" x 3'1" (1.60 x 0.94 (1.601 x 0.931))

Comprising low flush w.c., lighting, radiator, hand-wash basin, partially tiled walls, extractor fan and a uPVC double glazed obscure window onto the side elevation.

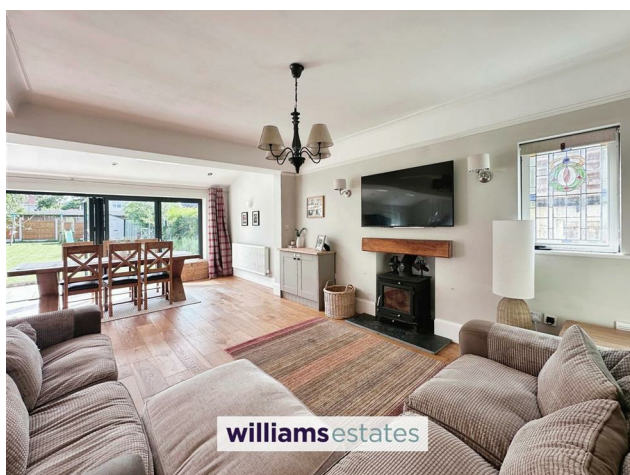
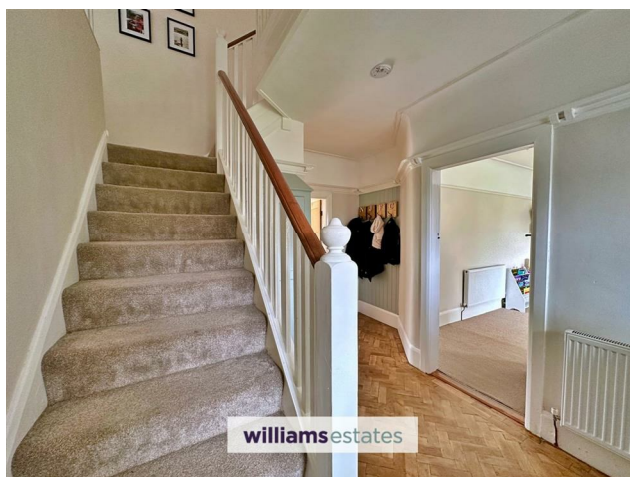
Stairs to the First Floor Landing

Stairs providing access to both sides of the first floor accommodation, having lighting and doors off.

Bedroom One

15'8" x 12'6" (4.78 x 3.81 (4.764 x 3.798))

Having lighting, power points, radiator and a uPVC double glazed box bay window onto the front elevation enjoying views of the coastline and hillside.





Bedroom Two

15'1" x 12'6" (4.60 x 3.81 (4.585 x 3.803))

Having lighting, power points, radiator, and a uPVC double glazed window onto the rear elevation enjoying views of the hillside.

Bedroom Three

13'3" x 10'3" (4.04 x 3.12 (4.050 x 3.131))

Having lighting, power points, radiator, fitted wardrobe for storage and a uPVC double glazed box bay window onto the front elevation enjoying views of the coastline.

Bedroom Four

12'2" x 9'11" (3.71 x 3.02 (3.720 x 3.021))

Having lighting, power points, radiator, fitted wardrobe for storage and a uPVC double glazed window onto the rear elevation enjoying views of the hillside.

Bedroom Five

9'8" x 9'7" (2.95 x 2.92 (2.957 x 2.925))

Having lighting, power points, radiator and a uPVC double glazed window onto the front elevation enjoying views of the coastline.



Family Bathroom

11'3" x 9'9" (3.43 x 2.97 (3.423 x 2.984))

A good sized bathroom, comprising low flush w.c., free-standing bath, larger than average walk-in shower enclosure with wall mounted shower head, hand-wash basin with stainless steel mixer tap over, lighting, radiator, partially tiled walls, extractor fan, wall mounted heated towel rail and uPVC double glazed obscure windows onto the rear elevation.

Outside

The property is approached via a brick paved driveway providing ample and easy access for off-road parking. The front garden is mainly laid to lawn and bound by timber fencing, having timber gates to either side giving access to the rear garden.

To the rear, the garden is perfect for entertaining guests along with offering a peaceful and private setting. Having a beautifully presented paved patio being ideal for alfresco dining, of ease and low maintenance and enjoying unspoilt views of the hillside. The garden is much larger than average being mainly laid to lawn, bound by timber fencing and enjoying a sunny aspect all day long. Having a raised outdoor decked area, outside water tap, mature hedging, shrubs and bushes.

Directions

Proceed right from Prestatyn office onto Gronant Road and continue past the tennis courts turning right onto Bryn Newydd. At the T junction turn left



onto East Avenue and next left onto Bosworth Grove. Turn right at the end of Bosworth Grove and the property can be found on your right hand side.



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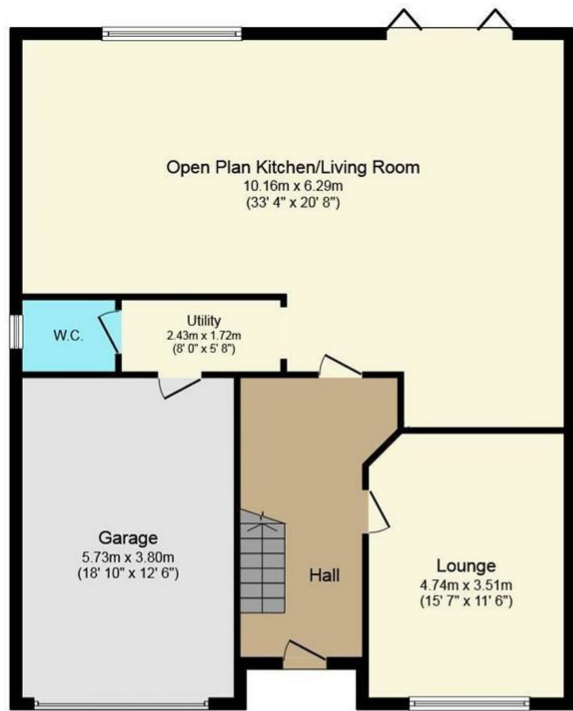
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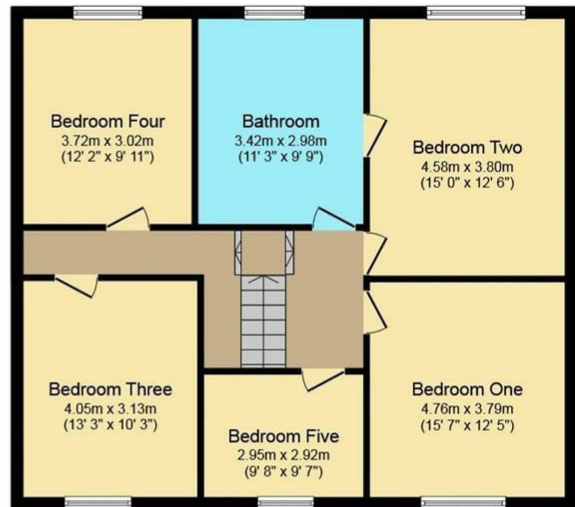






Ground Floor

Floor area 112.6 sq.m. (1,212 sq.ft.) approx



First Floor

Floor area 83.2 sq.m. (896 sq.ft.) approx

Total floor area 195.9 sq.m. (2,108 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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	

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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.