



**27 Purbeck Avenue, Prestatyn,
Denbighshire, LL19 7UP**

£399,500



EPC - null Council Tax Band - E Tenure - Freehold

Purbeck Avenue, Prestatyn

5 Bedrooms - Bungalow - Detached

Welcome to this charming fully renovated to a high specification detached bungalow located in the delightful town of Prestatyn. This property offers ample room for comfortable living and benefits from having an adjoining Annex. With space for multiple vehicles, parking will never be an issue for you or your guests.

Situated within a short walk to the town centre and seaside promenade, this property provides a perfect blend of tranquillity and convenience. Whether you are looking to relax in the spacious interior or entertain in the beautiful garden, this bungalow offers a wonderful opportunity to create your dream home. Feel free to contact our office to make an appointment to view!



Accommodation

via a modern double glazed obscure door, leading into the;

Reception Hall

9'7" x 8'0" (2.94m x 2.46m)

Having lighting, radiator, power points and doors off.

Home Office / Bedroom Four

10'1" x 8'0" (3.08m x 2.46m)

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

Inner Hallway

Having lighting, power points, radiator and doors off.

Bedroom One

14'9" x 11'9" (4.52m x 3.60m)

Having lighting, power points, radiator, uPVC double glazed double doors leading onto the outside patio and en-suite off.

En-suite

8'10" x 2'11" (2.7m x 0.89m)

Comprising a low flush W.C., vanity hand-wash basin with tap over, walk-in shower enclosure with wall mounted shower, wall mounted heated towel rail, lighting and an extractor fan.

Bedroom Two

11'10" x 11'10" (3.62m x 3.61m)

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

Bedroom Three

11'9" x 9'4" (3.60m x 2.87m)

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

Family Bathroom

11'9" x 8'3" (3.60m x 2.52m)

Comprising a walk-in shower enclosure with wall mounted shower head, bath with tap over, vanity hand-wash basin with fitted cupboard surround, wall mounted heated towel rail, fully tiled walls and flooring, low flush W.C., lighting, extractor fan and a uPVC double glazed obscure window onto the front elevation.



Kitchen / Diner

33'8" x 9'10" (10.28m x 3.01m)

Comprising wall, drawer and base units with a worktop over, integrated oven, four ring hob with extractor fan above, lighting, power points, integrated microwave, wall mounted boiler, sink and a half and drainer with stainless steel mixer tap over, integrated dishwasher, integrated fridge, integrated freezer, radiator, space for dining, uPVC double glazed windows onto the front and rear and an opening into Living Area

Living Area

12'4" x 11'10" (3.77m x 3.61m)

Having lighting, power points, radiator, store cupboard and a uPVC double glazed sliding patio door giving access to the rear patio.

Annex

Access via the Kitchen / Garage.

Hallway

Having lighting and power with doors off.

Utility Room

6'2" x 6'2" (1.90m x 1.89m)

Having lighting, power, radiator, under the counter space for an appliance, base units and an extractor.

Shower Room

6'9" x 6'1" (2.08m x 1.87m)

Comprising a walk-in shower enclosure with wall mounted shower head, wall mounted heated towel rail, low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, tiled walls and flooring, lighting and an extractor fan.

Kitchen/Dining/Living Area

18'10" x 10'3" (5.75m x 3.13m)

Comprising wall, drawer and base units with a worktop over, integrated oven, four ring hob with extractor fan above, stainless steel sink and drainer with mixer tap over, lighting, radiator, power points, door off to bedroom and a door giving access to the rear garden.

Bedroom Five

10'10" x 10'9" (3.31m x 3.29m)

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

Garage

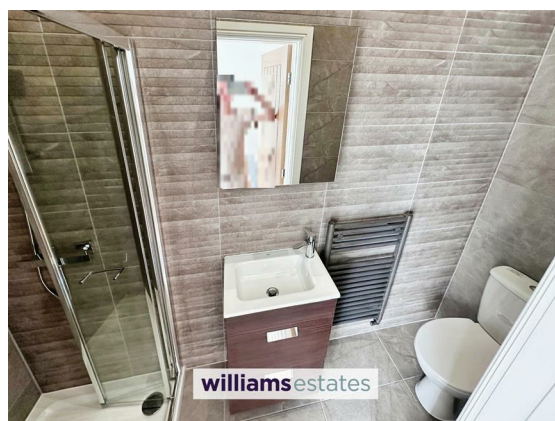
14'3" x 10'9" (4.36m x 3.30m)

Having an up and over door and lighting,

Outside

The property is approached via a driveway providing ample space for off-road parking and being of ease and low maintenance.

To the rear, the garden enjoys the sun all day long with a view out towards Prestatyn hillside. Being mainly laid to lawn and bound by timber fencing with a raised tiled patio ideal for alfresco dining and entertaining.





Floor Plan

Floor area 179.4 m² (1,931 sq.ft.)

TOTAL: 179.4 m² (1,931 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		
(69-80) C		
(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.