



**7 Cadnant Avenue, Prestatyn,  
Denbighshire, LL19 7HW**

**£240,000**

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**EPC - D67**

**Council Tax Band - C**

**Tenure - Freehold**

# Cadnant Avenue, Prestatyn

## 2 Bedrooms - Bungalow - Detached

Welcome to Cadnant Avenue in Prestatyn, where a charming detached bungalow can be found. Located in the picturesque town of Prestatyn, you'll have access to a range of amenities including shops, restaurants, and beautiful coastal walks. Whether you're looking for a permanent residence or a holiday home, this bungalow offers a wonderful opportunity to embrace a relaxed lifestyle by the sea.



### Accommodation

via a uPVC double glazed decorative door with panelling adjacent leading into;

### Entrance Porch

Having lighting and timber framed obscured glazed door leading into;

### Entrance Hallway

Having lighting, power points, radiator, loft access hatch, two storage cupboards and doors off;

### Living Room

12 x 18'8 (3.66m x 5.69m)

A good size room having lighting, power points, space for dining, t.v. aerial point, radiators and two uPVC double glazed windows to both front and rear letting in plenty of natural light.



### L Shaped Kitchen/Diner

13'10 x 8'6 (4.22m x 2.59m)

Comprising wall, drawer and base units with worktops over, integrated oven, four-ring gas hob with extractor fan above, lighting, power points, space for dining, radiators, uPVC double glazed windows to both front and side elevations and opening leading into;

### Kitchen

4'6 x 9'5 (1.37m x 2.87m)

With further wall, drawer and base units, lighting, power points, void and plumbing for washing machine and dishwasher, single drainer sink with mixer tap over, void for free standing fridge freezer, uPVC double glazed window to the rear elevation, decorative window to the side elevation and uPVC double glazed door giving access to the rear.



### Bedroom One

12'1 x 9'11 (3.68m x 3.02m)

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

## Bedroom Two

9'8 x 9'8 (2.95m x 2.95m )

Having lighting, power points, radiator and a uPVC double glazed window overlooking the rear garden.

## Shower Room

7'9 x 5'4 (2.36m x 1.63m)

Comprising low flush W.C., vanity hand wash basin with mixer tap over, walk-in shower enclosure with rainforest and telephonic shower head, fully tiled walls, lighting and a uPVC obscured double glazed window to the front elevation.

## Loft Room

22'01 x 9'01 (6.73m x 2.77m )

Having lighting, power points, two further storage cupboards one housing the boiler and Velux windows to both the front and rear elevations.

## Garage

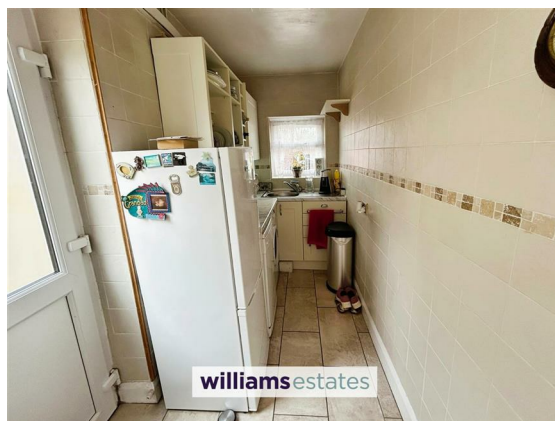
17'03 x 9'09 (5.26m x 2.97m )

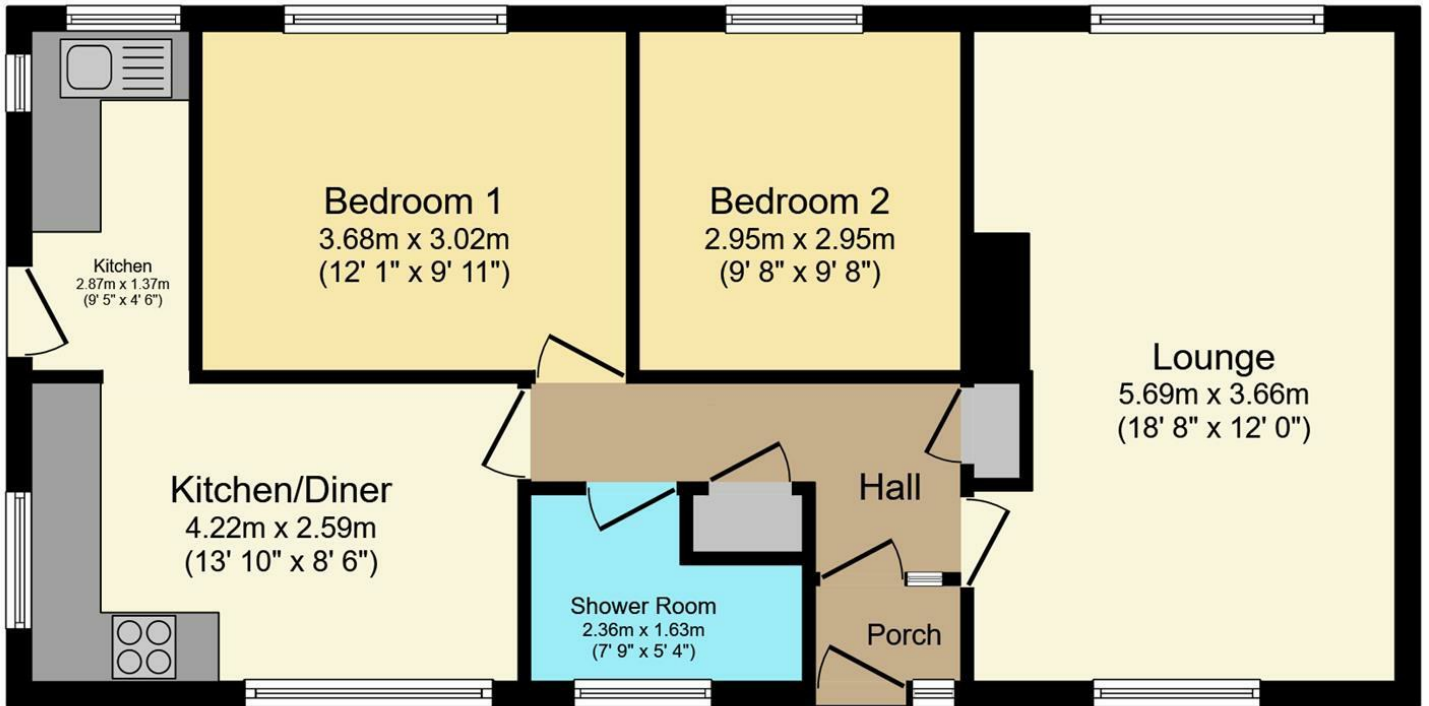
Being accessed via rear door or up-and-over door, with power points and lighting.

## Outside

The property is approach via a paved driveway for off-road parking, there is further parking on the right-hand side of the property where the garage can be found. The front garden is well-maintained with lawned area and borders housing a mixture of flowers and shrubs. The front boundary is enclosed by a wrought-iron gate.

To the rear the garden is landscaped with lawn and enclosed by timber fencing with further borders housing a mixture of flowers and trees. The garden houses a summer house, green house and provides rear access to the garage. There is also outdoor power points and outside tap. The patio area enjoys a sunny aspect, ideal for enjoying the warmer weather.





## Floor Plan

Floor area 66.5 sq.m. (716 sq.ft.)

TOTAL: 66.5 sq.m. (716 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</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 2002/91/EC	

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