



**22 St. Annes Avenue, Prestatyn,
Denbighshire, LL19 8BL**

£215,000

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EPC - D64 Council Tax Band - C Tenure - Freehold

St. Annes Avenue, Prestatyn

2 Bedrooms - Bungalow - Detached

Welcome to St. Annes Avenue in the charming town of Prestatyn! This delightful two bedroom detached bungalow is in need of new owners. Situated in a prime location, this bungalow offers the perfect blend of comfort and convenience. Outside, the property features a lovely garden where you can enjoy the fresh air and soak up the sunshine. Whether you're hosting a summer barbecue or simply relaxing with a book, the garden is a wonderful space to make your own. Located in Prestatyn, you'll have easy access to local amenities, schools, and transport links, making this house ideal for families or professionals alike. Don't miss out on the opportunity to make this house your home.



Accommodation

via a uPVC double glazed door leading into;

Entrance Hallway

Having lighting, power points, uPVC double glazed window to the side elevation and an open arch leading into;

Kitchen/Diner

16 x 13'1 (4.88m x 3.99m)

Comprising a range of wall, drawer and base units with worktops over, sink with half drainer and mixer tap over, void and plumbing for washing machine, in-built electric oven, four-ring gas hob with extractor hood over, partially tiled walls, power points, wall-mounted boiler, void for free-standing fridge freezer, inset spotlighting, loft access hatch with pull-down loft ladder leading into a full boarded loft, uPVC double glazed window to the side elevation and a uPVC double glazed door giving access to the rear garden.



Lounge

10'6 x 15'3 (3.20m x 4.65m)

Having lighting, power points, radiator, feature electric stove on a slate tiled hearth, uPVC double glazed bay window to the front elevation.

Bedroom One

10'10 x 10'3 (3.30m x 3.12m)

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

Bedroom Two

9'11 x 9'11 (3.02m x 3.02m)

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



Shower Room

5'7 x 6'11 (1.70m x 2.11m)

Comprising shower enclosure with rainforest and telephonic shower head, in-vanity hand wash basin with mixer tap over, low flush W.C., fully tiled walls, inset spotlighting, heated towel rail and an obscured uPVC double glazed window to the rear elevation.

Outside

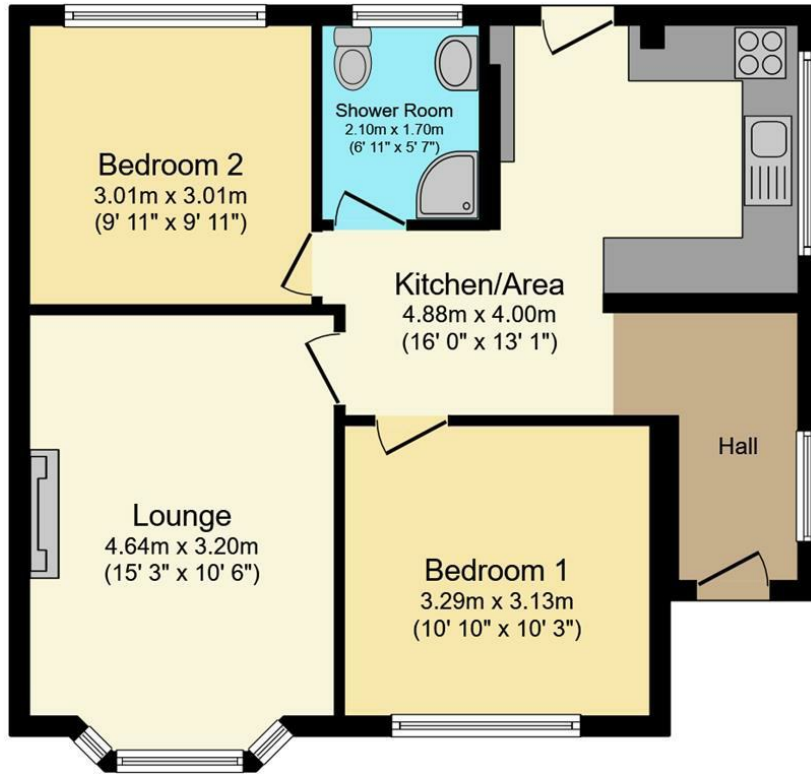
The property is approached via wrought iron gates onto a concrete driveway providing off road parking with an area laid with lawn and hedging offering privacy from the road.

To the rear the garden is mainly laid with lawn, enclosed by timber fencing with patio area ideal for al-fresco dining.

Directions

Proceed from the Prestatyn office along Meliden Road to the mini-roundabout and take the second exit then the first left onto Fforddisa, proceed on Ffordd Ffynnon, turn right on Hardwyn Drive and take the first left onto St Annes Avenue where you will see the property on your right hand side.





Floor Plan
 Floor area 59.8 m² (643 sq.ft.)

TOTAL: 59.8 m² (643 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		84
(69-80) C		
(55-68) D	64	
(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.