



**10 North Avenue, Prestatyn,  
Denbighshire, LL19 8TW**

**£165,000**

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**EPC - C73    Council Tax Band - C    Tenure - Freehold**



# North Avenue, Prestatyn

## 3 Bedrooms - House - Semi-Detached

A spacious semi detached house within walking distance to the town centre amenities, bus & train stations and seaside promenade. The accommodation briefly comprises of entrance hallway, living room, dining room, kitchen and utility porch. To the first floor three bedrooms and a modern fitted bathroom. Outside providing off street parking and enclosed rear garden. The property benefits from having double glazing and gas fired central heating. Viewing recommended.



### Accommodation

Via a double glazed door leading into the entrance hallway.

### Entrance Hallway

Having meter cupboard, radiator, power points, stairs leading off to the first floor landing and door leading into the living room.

### Living Room

13'5 x 11'10 (4.09m x 3.61m)

Having radiator, power points, TV aerial point, modern fire surround housing a living flame gas fire, double glazed window overlooking the front elevation and opening leading into the dining room.



### Dining Room

10'8 x 8'11 (3.25m x 2.72m)

Having radiator, power points, double glazed patio doors allowing access onto the decked area and door leading into the kitchen.

### Kitchen

10'8 x 8'11 (3.25m x 2.72m)

Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap, tiled splash back, built in oven and four ring gas hob with extractor hood over, void for fridge freezer, void for washing machine, tiled flooring, wall mounted Worcester central heating boiler, ladder cupboard ideal for storage, double glazed window overlooking the rear elevation and double glazed door leading into the utility porch.



### Utility Porch

Having worktop surface, power points, void for tumble dryer, timber glazed windows surrounding an timber glazed door allowing access to outside.

### Stairs Off To The First Floor

Having a double glazed window to the side elevation, radiator, power points, loft hatch access with pull down ladder (the loft being boarded and having lighting), built in airing cupboard and doors off.

### Bathroom

7'10 x 6'6 (2.39m x 1.98m)

Fitted with a panelled bath with shower over, pedestal hand wash basin, low flush W.C., fully tiled walls, radiator, extractor fan, vinyl flooring and double glazed obscure windows to the side and rear elevations.

### Bedroom One

13'5 x 10'2 (4.09m x 3.10m)

Having radiator, power points, ample power points and double glazed window overlooking the front elevation.

### Bedroom Two

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

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

### Bedroom Three

10'6 x 7'9 (3.20m x 2.36m)

Having radiator, power points and double glazed window overlooking the front elevation.

### Outside

The property is approached via a driveway providing off street parking with a concrete path leading to the front and a timber gate allowing access to the enclosed rear garden. The rear garden having a decked patio ideal for al fresco dining mainly laid to lawn with a variety of plants and shrubs and has the added benefit from having an outside purpose built store and outside W.C.

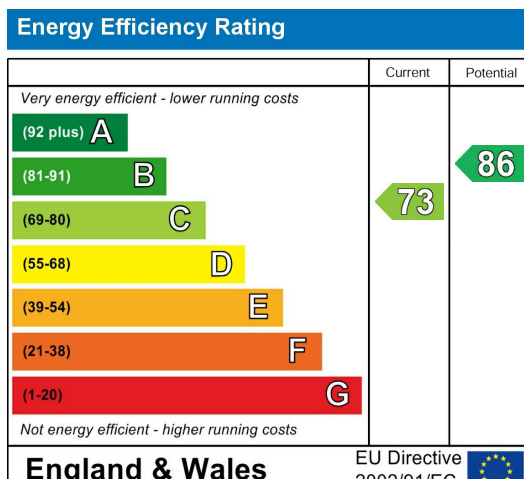
### Directions

Proceed from Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyffryn and continue along taking the left turning after the vets. Take the first left onto North Avenue and this property can be seen on the left hand.





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.



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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.