



**4 Plas Uchaf Avenue, Prestatyn,
Denbighshire, LL19 9NR**

£268,000



EPC - D57 Council Tax Band - D Tenure - Freehold

Plas Uchaf Avenue, Prestatyn

3 Bedrooms - House - Detached

A traditional detached house in Upper Prestatyn and within walking distance to all local amenities. The spacious accommodation briefly comprises of entrance porch, entrance hallway, three reception rooms, kitchen, conservatory, ground floor W.C., three bedrooms and a family bathroom. To the outside gardens to the front and rear with covered car port and attached garage. The property benefits from having gas fired central heating and double glazing and is available with no onward chain.



Accommodation

Via double glazed door leading into the entrance porch.

Entrance Porch

Having double glazed window to the front elevation, gas meter tiled flooring and timber glazed door leading into the entrance hallway.

Entrance Hallway

Having coved ceiling, radiator, power point, electric meter cupboard, under stairs storage cupboard and stairs off to the first floor landing.

Reception Room

13' into the bay x 12'11 (3.96m into the bay x 3.94m)

Having picture rail, radiator, power points, gas fire and double glazed bay window overlooking the front elevation.



Living Room

13'4 x 12'11 (4.06m x 3.94m)

Having coved ceiling, two radiators, power points, gas fire, wall light point, double glazed window and double glazed sliding patio door allowing access onto the rear garden.

Dining Room

9'11 x 9'3 (3.02m x 2.82m)

Having power points, gas fire, built in storage cupboard and double glazed window overlooking the rear elevation.



Kitchen

13'11 x 6'7 (4.24m x 2.01m)

Fitted with wall, drawer and base units with worktop surfaces over, sink and drainer with mixer tap over, part tiled walls, built in oven and hob, void for fridge freezer, power points, obscure double glazed window to the side elevation, double glazed window overlooking the conservatory and timber glazed door allowing access into the conservatory.

Conservatory

14'5 max. x 13'7 max (4.39m max. x 4.14m max)

Fitted with wall, drawer and base units with worktop surfaces, tiled flooring, double glazed windows surrounding, double glazed door giving access to the garden and timber glazed door leading to the W.C.

W.C.

Having hand wash basin, W.C. and obscure double glazed window.

Stairs Off To The First Floor Landing

Having a turned staircase with original stained glass window with secondary glazing to the side elevation, loft hatch access, built in airing cupboard, radiator and doors off.

Bedroom One

13'5 x 11' (4.09m x 3.35m)

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

Bedroom Two

10'5 x 9'3 (3.18m x 2.82m)

Having radiator, power points, built in wardrobes with sliding doors and double glazed window overlooking the front elevation.

Bedroom Three

9'11 x 9'5 (3.02m x 2.87m)

Having radiator, power points, built in vanity hand wash basin with built in wardrobes and double glazed window overlooking the rear elevation.

Bathroom

9'2 x 5'1 (2.79m x 1.55m)

Fitted with a bath with shower over, part tiled walls, W.C., pedestal hand wash basin, radiator and obscure double glazed window to the front elevation.

Outside

The property is approached via a driveway providing off street parking. The garden to the front having paving with a variety of plants and shrubs. The enclosed rear garden being paved for ease of maintenance with raised beds with a variety of plants and shrubs and is bound by fencing. The property benefits of having a covered car port.

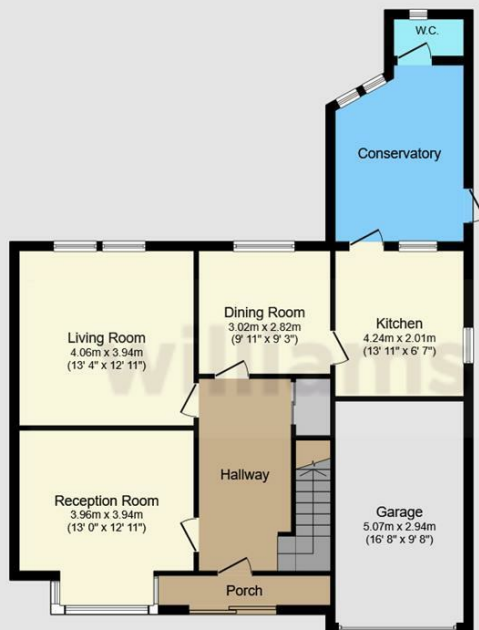
Garage

Having double timber doors.

Directions

Proceed from the Prestatyn office onto Meliden Road turning left onto Plas Uchaf Avenue and the property can be found on the right hand side.





Ground Floor
Floor area 96.1 m² (1,034 sq.ft.)



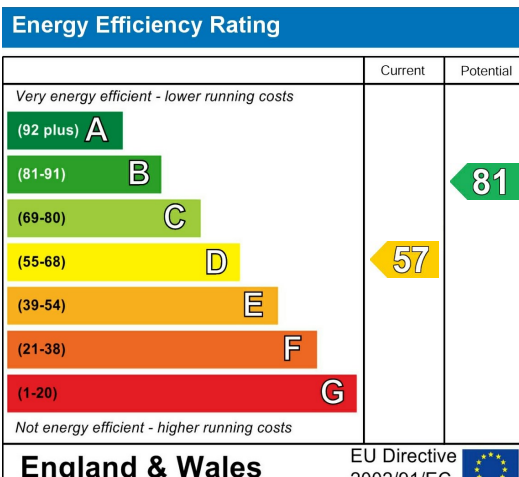
First Floor
Floor area 52.1 m² (561 sq.ft.)

TOTAL: 148.2 m² (1,595 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

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