



**43 Highbury Avenue, Prestatyn,
Denbighshire, LL19 7NS**

£185,000

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EPC - E44 Council Tax Band - C Tenure - Freehold

Highbury Avenue, Prestatyn

2 Bedrooms - Bungalow - Semi Detached

This charming semi-detached bungalow features two good sized bedrooms and a driveway that accommodates two cars. The property boasts a laid to lawn garden at the front of the property and a small courtyard to the rear of the property perfect for enjoying the outdoors. Inside you'll find a modern wet room bathroom and one of the bedrooms featuring a large walk-in wardrobe for ample storage. The living room and diner create a welcoming space, while the property is nicely enclosed by a half wall and timber fencing. Located in the desirable seaside area, it offers easy access to all local amenities, making it an ideal home for anyone looking to enjoy coastal living. NO Onward Chain.



Accommodation

Via a uPVC double glazed feature door leading into:-

Entrance Hallway

Having lighting, power points, radiator, loft hatch and doors off.

Living Room

16'11" x 9'7" (5.16m x 2.94m)

Having lighting, power points, radiator, open reach socket, uPVC double glazed bay window onto the front elevation, built in gas fire with complimentary granite surround, uPVC double glazed window onto the side elevation and timber framed french doors with glass panels leading into:-

Dining Room

11'6" x 10'1" (3.51m x 3.09m)

Having lighting and uPVC double glazed doors to each side.

Kitchen

9'9" x 9'7" (2.98m x 2.93m)

Having wall, drawer and base units with a complimentary worktop over, integrated oven with an electric four ring hob over, stainless steel extractor fan, stainless steel sink and drainer with stainless steel mixer tap over, lighting, power points, tiled splash backs, void for washing machine and a uPVC double glazed window onto the rear elevation.

Bathroom

8'8" x 6'2" (2.66m x 1.90m)

Wet room comprising of a low flush W.C., sink with stainless steel mixer tap over, stainless steel shower and door glass screen, walls fully tiled and a panelled ceiling, lighting, stainless steel wall mounted radiator and a uPVC double glazed windows to the rear elevation.

Bedroom Two

9'9" x 12'11" (2.98m x 3.94m)

Having lighting, power points, radiator, storage cupboard with built in shelving and a uPVC double glazed window onto the front elevation.



Bedroom One

16'9" x 9'8" (5.12m x 2.96m)

Having lighting, power points, phone sockets, radiator, uPVC double glazed window onto the front elevation, storage cupboard housing the boiler, storage cupboard with a clothing rail and a large walk in wardrobe with spot lights.

Outside

The garden features a laid-to-lawn area at the front, providing a lush green space that enhances curb appeal. At the rear, there's a small courtyard perfect for relaxing in privacy. The driveway accommodates two cars, and the entire property is bounded by a half wall and timber fencing, ensuring privacy and a sense of seclusion.

Directions

Proceed left from Prestatyn office to the roundabout and take the second exit off onto Ffordd Pendyffryn. Continue along passing the bus station (on the left) and continue over the railway bridge to the traffic lights. At the lights continue straight over onto Bastion Road and take the first right turning onto Highbury Avenue. Continue along where the property can be seen on the left hand side.

Agency Notes

Boiler Location - Bedroom storage cupboard





Floor Plan

Floor area 79.4 m² (855 sq.ft.)

TOTAL: 79.4 m² (855 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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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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