



**2 Earlswood Avenue, Prestatyn,
Denbighshire, LL19 7BB**

£295,000

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EPC - C70 Council Tax Band - C Tenure - Freehold

Earlswood Avenue, Prestatyn

4 Bedrooms - Bungalow - Detached

Having recently undergone a full refurbishment, with extension works this detached family home simply must be viewed to see its full potential. Comprising of four bedrooms, bathroom and a well established open plan kitchen/living/dining room. Having ample off road parking to the front and situated on a larger than average sized plot. Within walking distance to all local amenities and the seaside promenade. Don't miss out on your opportunity to acquire this detached bungalow!



Accommodation

Via a modern double glazed door leading into:

Entrance Hall

Being a very good size having lighting, power points, radiator and doors off.

Bedroom One

12'11" x 10'11" (3.94m x 3.33m)

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

Bedroom Two

11'3" x 10'10" (3.45m x 3.31m)

Having lighting, power, radiator, telephone point and a uPVC double glazed bay window onto the front.

Bedroom Three

10'10" x 8'1" (3.31m x 2.47m)

Having lighting, power points, radiator and a uPVC double glazed window onto the side elevation.

Bedroom Four

14'2" x 10'11" (4.33m x 3.34m)

Having power points, radiator, lighting, BT open reach fibre point and a uPVC double glazed window onto the side.



Bathroom

10'11" x 6'10" (3.34m x 2.09m)

Comprising of a walk in shower with wall mounted shower head, low flush W.C., hand-wash basin with stainless steel mixer tap over, wall mounted heated towel rail, partially tiled walls, lighting, extractor fan and uPVC double glazed windows onto the side elevation.



Open Plan Kitchen / Diner / Living

25'10" x max 20'7" (7.89m x max 6.28m)

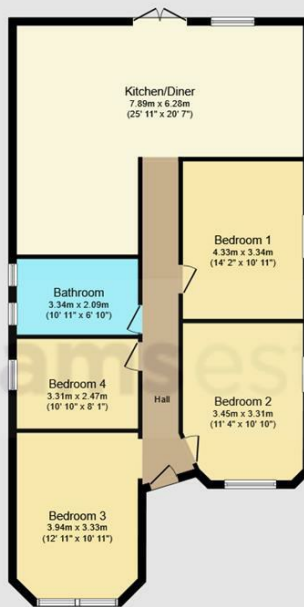
Having lighting, power points, modern wall mounted radiators, roof lantern, space for dining, integrated oven with four ring hob above, extractor fan, drawer and base units with worktop over, sink and drainer with stainless steel mixer tap over, void for a washing machine, space for a dishwasher, wall mounted boiler, uPVC double glazed window onto the rear and a uPVC double doors giving access to the rear garden.

Outside

The property is approached via a gravelled driveway providing ample off road parking to the front, timber fencing to the side and a brick walling with a decorative border to the front.

To the rear, the garden is of a good size,, enjoying a sunny aspect and bound by timber fencing.





Floor Plan

Floor area 108.1 m² (1,164 sq.ft.)

TOTAL: 108.1 m² (1,164 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		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(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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