

**3 Clive Avenue, Prestatyn, Denbighshire,  
LL19 7BL**

**£225,000**

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**EPC - D64    Council Tax Band - C    Tenure - Freehold**



# Clive Avenue, Prestatyn

## 3 Bedrooms - Bungalow - Detached

A beautifully presented detached bungalow located in a popular residential area of Prestatyn and within walking distance of the seaside promenade. The accommodation briefly affords an entrance hallway, living room, fitted kitchen, conservatory, three bedrooms and a family bathroom. Outside there are gardens to the front and rear with a driveway for off-road parking and a detached garage. Viewing is highly recommended.



### Accommodation

Via a double glazed door allowing access into the entrance hallway.

### Entrance Hallway

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

### Living Room

17'05 into the bay x 10'09 (5.31m into the bay x 3.28m)

Having coved ceiling, lighting, power points, TV aerial point, radiator and double glazed boxed bay window overlooking the front elevation.

### Kitchen

10'7 x 9'01 (3.23m x 2.77m)

Fitted with a range of wall, drawer and base units with complementary worktop surface over, stainless steel sink and drainer with mixer tap over, tiled splash backs, void for slot in cooker, void for washing machine, void for free standing fridge freezer, radiator, power points, vinyl flooring, double glazed window to the side elevation and double glazed door allowing access into the conservatory.

### Conservatory

16'01 x 8'01 (4.90m x 2.46m)

Having power and lighting, wall light points, TV aerial point, radiator, double glazed windows surrounding and double glazed door allowing access onto the rear garden.

### Bedroom One

11'10 x 9'10 (3.61m x 3.00m)

Having lighting, power points, radiator, TV aerial point and double glazed window overlooking the rear elevation.

### Bedroom Two

10'11 x 7'11 (3.33m x 2.41m)

Having lighting, power points, radiator, TV aerial point and double glazed window overlooking the front elevation.



### Bedroom Three

9'10 x 7'05 (3.00m x 2.26m)

Having lighting, power points, radiator and double glazed window to the side elevation.

### Bathroom

7'10 x 4'11 (2.39m x 1.50m)

Fitted with a white three piece suite comprising of low flush W.C., pedestal hand wash basin, panelled bath with shower over, partially tiled walls, wall mounted heated towel rail, extractor fan, vinyl flooring and two obscure double glazed windows to the side elevation.



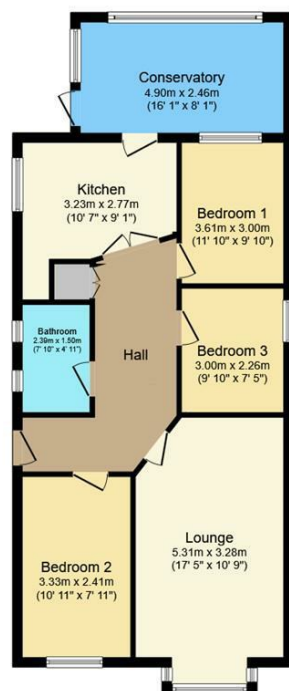
### Outside

The property is approached via double wrought iron gates giving access onto the driveway providing off road parking. The garden to the front being laid to lawn with a borders with a variety of plants and shrubs and bound by a stone wall. A timer gate provides access to the enclosed rear garden. The rear garden having a garage with up and over door and having power and lighting. The garden to the rear is mainly laid to lawn and is bound by fence and walling. It also has the added benefit of an outside water supply.

### Directions

From our Prestatyn Office turning right onto Ffordd Pendyfryn turning immediately left onto Fforddisa. Continue along Fforddisa to the cross roads turning right onto Ffordd Penrhwyfya. Continue along Ffordd Penrhwyfya to the end turning left at the Ffrith onto Victoria Road West. Continue along taking the turning right onto Clive Avenue and the property can be found on the left and side.





**Floor Plan**

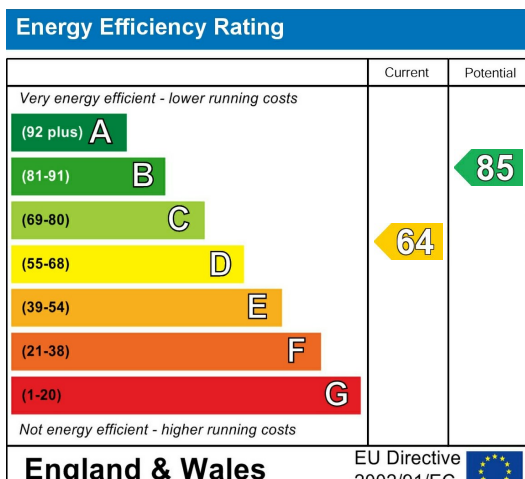
Floor area 78.7 sq.m. (847 sq.ft.)

Total floor area: 78.7 sq.m. (847 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.



Call us on  
01745 888900

[Prestatyn@williamsestates.com](mailto:Prestatyn@williamsestates.com)

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