



**11 Second Avenue, Prestatyn,
Denbighshire, LL19 7LN**

£265,000

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EPC - D55 Council Tax Band - D Tenure - Freehold

Second Avenue, Prestatyn

2 Bedrooms - Bungalow - Detached

This charming two-bedroom detached dormer bungalow situated in a sought after location of Prestatyn features a spacious layout with an open plan kitchen/diner, open plan living room, spacious bathroom and a separate shower room, making it perfect for comfortable living. The property includes a garage and driveway, providing ample space for off road parking. The bungalow is close to all local amenities and a short walk to the beach making it a prime location for those looking to enjoy a coastal living. Viewings are highly recommended.



Accommodation

Accommodation is approached via a uPVC double glazed decorative door leading into the:

Entrance Hall

An L shaped hall way having lighting, radiator, power points, cupboard housing the electrics and doors off.

Kitchen/Diner

16'6" x 18'4" (5.04m x 5.61m)

Comprising of wall drawer and base units with complimentary worktop over, space for free standing cooker with stainless steel splash back and stainless steel extractor fan above, partially tiled walls, void under the counter for a dish washer, inset spot lighting, space for dining, double uPVC patio doors giving access to the rear patio, a uPVC double glazed door giving access to the rear, space for a free standing fridge freezer, a uPVC double glazed window to the side, stainless steel sink and drainer with stainless steel mixer tap over, lighting, power points, radiator and door leading into bedroom two.



Bedroom Two

14'2" x 10'5" (4.32m x 3.19m)

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

Shower Room

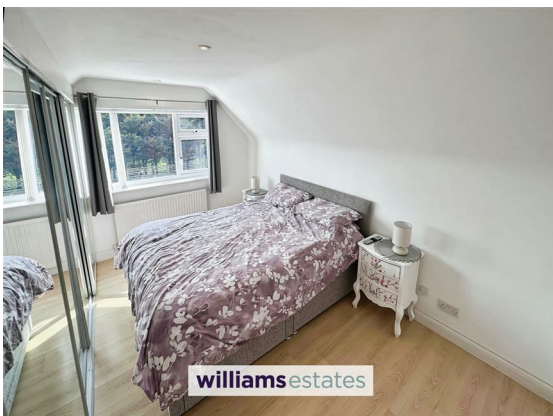
6'5" x 5'5" (1.96m x 1.67m)

Comprising of a low flush W.C., larger than average walk in shower enclosure with a wall mounted shower head and seat, hand wash basin with stainless steel mixer tap over, inset spot lighting, wall mounted heated towel rail, extractor fan and a uPVC double glazed obscure window onto the side.

Living Room

10'5" x 10'4" (3.19m x 3.16m)

Having lighting, power points, radiator, T.V. aerial point, door into the hall way, a uPVC double glazed window onto the front and an opening off into a dining hall. Potential space for dining or further living.



Dining Hall

15'7" x 10'5" (4.77m x 3.19m)

Having lighting, power points, radiators, a large uPVC double glazed window onto the front and stairs to the first floor landing.

First Floor Landing

Having lighting, loft access hatch, eaves access hatch and doors off.

Bathroom

9'11" x 9'9" (3.04m x 2.99m)

Comprising of a free standing bath with stainless steel taps over, his and hers vanity hand wash basins, bidet, low flush W.C., radiator, lighting, store cupboard and two uPVC double glazed windows onto the front.

Bedroom One

13'3" x 7'10" (4.04m x 2.41m)

Having lighting, power points, radiator, fitted wardrobes for storage and a uPVC double glazed window onto the rear elevation.

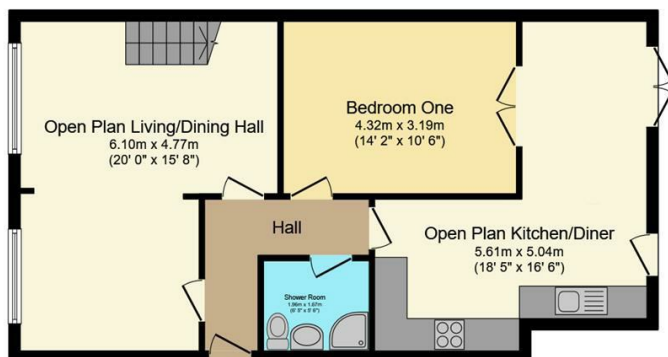
Outside

The accommodation is approached via a concrete driveway giving ample space for off-road parking, a gravelled side, laid to lawn and a variety of shrubs. The driveway leads to a detached garage with an up-and-over door and a personal door which leads out into the rear garden. The rear garden is a good size, mainly laid to lawn with a patio area and a pergola that is ideal for dining. There are surrounding borders containing various plants and shrubs with decorative stones. Bound by brick walling.

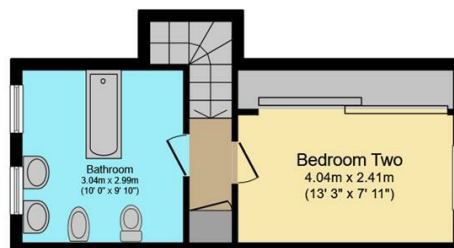
Directions

Proceed from our Prestatyn Office to the mini roundabout which is opposite Aldi, turn right and continue down the hill and over the railway bridge. Continue over the traffic lights, turn left towards the Nova Centre onto Beach Road West and second left onto Second Avenue, where the property can be found on the left hand side by way of a For Sale Board.





Ground Floor



First Floor

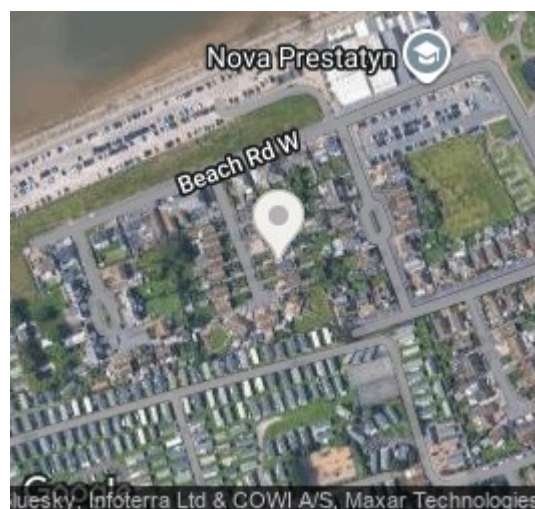
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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