



**12 Gorphwysfa Avenue, Prestatyn,
Denbighshire, LL19 7SL**

£172,500

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EPC - D62 Council Tax Band - C Tenure - Freehold

Gorphwysfa Avenue, Prestatyn

3 Bedrooms - House - Terraced

A spacious terraced house located in a popular residential area of Prestatyn and within walking distance to all local amenities, bus and train stations and local schools. The accommodation briefly comprises of entrance porch, entrance hallway, lounge, dining room, kitchen diner, three bedrooms and a family bathroom. To the outside parking to the front and an enclosed rear garden. Viewing highly recommended to appreciate what the property has to offer fully.



Accommodation

Via a uPVC double glazed door leading into an entrance porch.

Entrance Porch

Having parquet flooring with a timber door with obscure glazed panelling leading into the entrance hallway.

Entrance Hallway

Having lighting, power points, radiator, stairs to the first floor landing and doors off.

Lounge

13'8" x 10'10" (4.17 x 3.31)

Having lighting, power points, radiator, TV aerial point, feature fireplace housing a gas fire, ornate coved ceiling and a uPVC double glazed bay window overlooking the front elevation.

Dining Room

12'1" x 11'1" (3.69 x 3.39)

Having lighting, power points, radiator, space for dining and a uPVC double glazed overlooking the rear elevation and an opening off leading into the kitchen.

Kitchen Diner

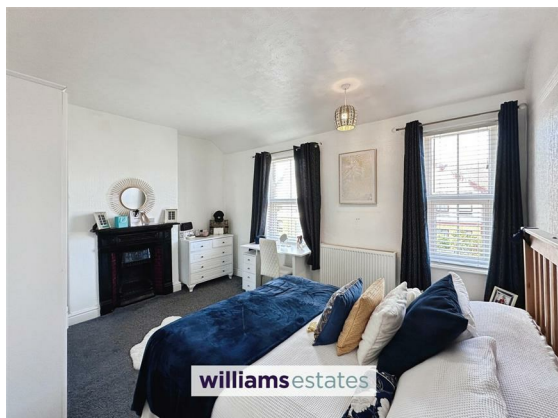
12'9" x 9'6" (3.90 x 2.91)

Fitted with a range of wall, drawer and base units with worktop surfaces over, integrated oven and grill with four ring gas hob with extractor fan above, stainless steel sink and drainer with mixer tap over, void for washing machine, void for under the counter fridge and freezer, uPVC double glazed window to the side and a timber framed single glazed door leading into the rear utility.

Rear Utility

10'2" x 5'2" (3.10 x 1.58)

Having space for tumble dryer, extra space for free standing fridge freezer and ideal space for coat hanging, a uPVC double glazed window to the side and a uPVC double glazed door giving access to the rear decked area.



Stairs Off The First Floor Landing

Having a half landing leading to further accommodation, having a storage cupboard and doors off.

Bedroom One

14'7" x 11'1" (4.45 x 3.39)

Having lighting, power points, radiator, feature fireplace and uPVC double glazed windows overlooking the front elevation.

Bedroom Two

11'1" x 9'3" (3.39 x 2.84)

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

Bedroom Three

9'6" x 7'8" (2.90 x 2.34)

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

Bathroom

7'5" x 6'4" (2.27 x 1.95)

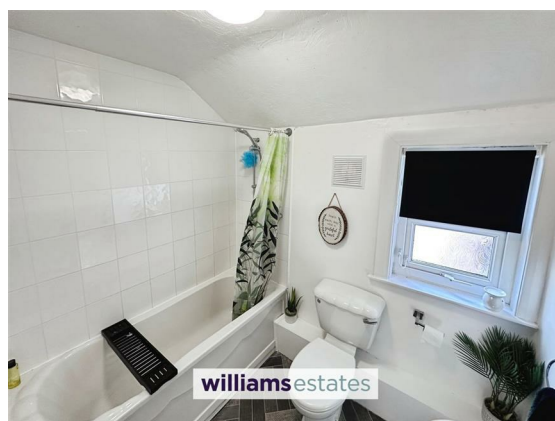
Comprising of a low flush W.C., hand wash basin with stainless steel taps over, radiator, bath and wall mounted shower head, lighting, extractor fan and a uPVC double glazed obscure window onto the side.

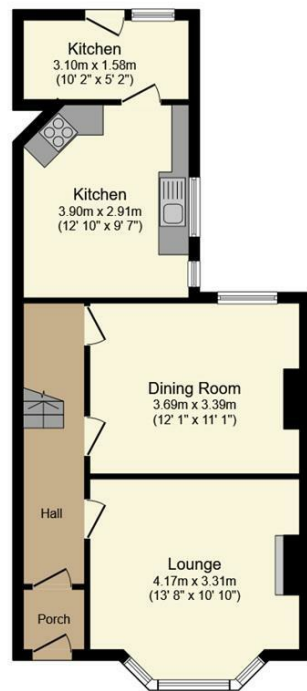
Outside

The property is approached via a blocked paved driveway providing off street parking. The enclosed rear garden has a large decked area, area laid with artificial grass and has the added benefit of a timber store and is bound by walling.

Directions

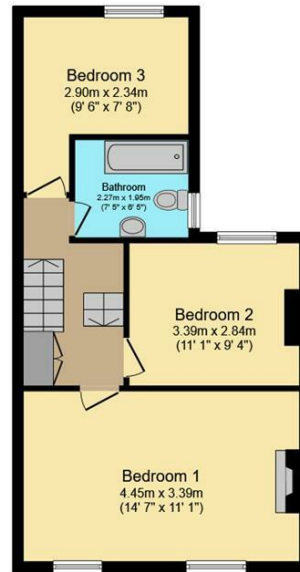
Proceed from Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyffryn and proceed along passing the bus station on the left. At the top of the bridge turn left onto Sandy Lane and first right and immediate left onto Gorphwysfa Avenue. The property can be seen on the right hand side.





Ground Floor

Floor area 57.2 sq.m. (615 sq.ft.)



First Floor

Floor area 49.5 sq.m. (533 sq.ft.)

Total floor area: 106.7 sq.m. (1,148 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		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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