



**13 Third Avenue, Prestatyn, LL19 7LW**

**£199,950**



**EPC - 0   Council Tax Band - C   Tenure - Freehold**



# Third Avenue, Prestatyn

## 3 Bedrooms - House - Semi-Detached

Available with No Onward Chain\*\* A beautifully presented semi-detached house located in a popular residential area of Prestatyn and within walking distance to local amenities, bus and train stations and seaside promenade. The accommodation briefly comprises an entrance porch, ground floor cloakroom, entrance hallway, lounge, kitchen diner, three bedrooms and a family bathroom. Outside, having low-maintenance gardens to the front and rear, with off-road parking.



### Accommodation

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

### Entrance Porch

9'7" x 5'2" (2.93 x 1.58)

Providing a great space for coat hanging and shoe storage having lighting, power point, uPVC double glazed units surrounding and a timber framed single glazed door leading into the entrance hallway.

### Ground Floor Cloakroom

4'7" x 3'9" (1.42 x 1.15)

Comprising of low flush W.C., vanity hand wash basin with stainless steel mixer tap over, lighting, extractor fan and a uPVC double glazed obscure window onto the rear.

### Entrance Hallway

Having lighting, radiator, power points, cupboard housing the electric meter, stairs off to the first floor and doors off.

### Lounge

14'0" x 10'2" (4.28 x 3.12)

Having lighting, power points, wall mounted modern radiator, TV aerial point, fireplace with complementary surround and hearth, telephone point and a large uPVC decorative window onto the front elevation.

### Kitchen

14'7" x 10'0" (4.47 x 3.07)

Comprising of wall, drawer and base units with complementary worktop surfaces over, integrated double oven, five ring gas Bosche hob with stainless steel extractor fan above, stainless steel sink and drainer with stainless steel mixer tap over, void for washing machine, integrated dishwasher, space for free standing fridge freezer, lighting, power points, a UPVC double glazed window onto the side elevation and opening off leading into the diner.

### Diner

12'11" x 7'0" (3.96 x 2.14)

Having lighting, power points, ample space for dining and uPVC double glazed patio door giving access onto the rear decked patio.

### Stairs To The First Floor

Having lighting, radiator, storage cupboard, stairs off to the second floor and doors off.



### Bedroom One

13'8" x 10'3" (4.17 x 3.14m)

Having lighting, power points, radiator, fitted wardrobes providing ample storage, store cupboard housing the central heating boiler and a uPVC double glazed window overlooking the front elevation.

### Bedroom Two

10'11" x 8'3" (3.34 x 2.52)

Having lighting, power points, radiator, storage cupboard and a uPVC double glazed window overlooking the rear elevation enjoying views of the Prestatyn hillside and out towards Meliden.

### Bathroom

8'0" x 5'4" (2.45 x 1.65)

Comprising of low flush W.C., vanity hand wash basin with stainless steel mixer tap over, bath with mixer tap over and wall mounted shower head, fully tiled walls, wall mounted heated towel rail, lighting and a uPVC double glazed obscure window onto the side elevation.

### Stairs To The Second Floor

Having lighting and door leading into bedroom three.

### Bedroom Three

13'10" x 10'9" (4.22 x 3.30)

Having lighting, power points, radiator, storage into the eaves, TV aerial point and Velux window onto the rear.

### Outside

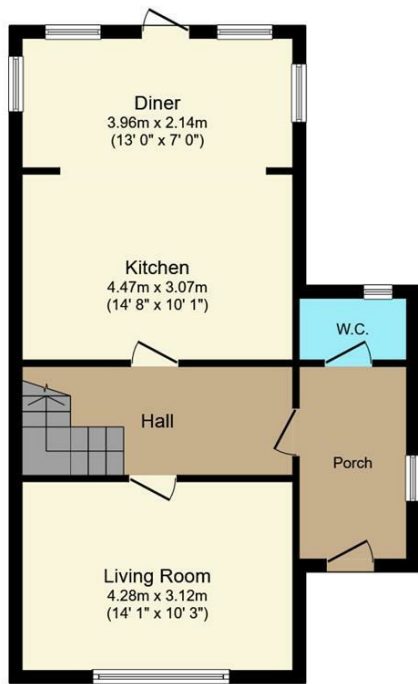
The property is approached via a driveway providing ample space for off road parking with the front garden being paved for further parking. A timber gate to the side of the property provides access to the rear garden. The rear garden houses an outside timber store and having a raised decked patio ideal for al fresco dining and seating area with a paved patio for ease and low maintenance with decorative borders and is bound by timber fencing and enjoys the mountain views out towards Prestatyn Hillside. The property benefits from having an outside water supply and power point.

### Directions

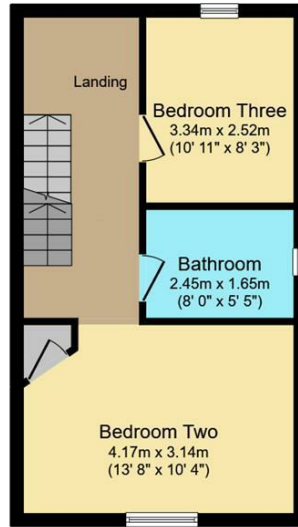
Proceed from our Prestatyn Office to the mini roundabout, turn right and continue down Ffordd Pendyffryn, continue through the traffic lights and over the railway bridge bearing right towards the crossroads. Continue over the traffic lights towards the Nova leisure centre, turn left onto Beach Road West and third left onto Third Avenue follow to the end of the road and the property can be seen on the left hand side.







**Ground Floor**  
Floor area 54.7 sq.m. (589 sq.ft.)



**First Floor**  
Floor area 36.6 sq.m. (394 sq.ft.)



**Second Floor**  
Floor area 17.4 sq.m. (188 sq.ft.)

**Total floor area: 108.8 sq.m. (1,171 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](http://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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
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**Prestatyn@williamsestates.com**

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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