



**55 Central Avenue, Prestatyn,  
Denbighshire, LL19 8TE**

**£155,000**

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**EPC - C69    Council Tax Band - C    Tenure - Freehold**



# Central Avenue, Prestatyn

## 3 Bedrooms - House - Semi-Detached

We are acting in the sale of the above property and have received an offer of £160,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

The Energy Performance Certificate Rating is C69.

A spacious semi detached house within walking distance of all the local amenities, bus and train stations and local schools. The accommodation briefly comprises of entrance hallway, living room, kitchen diner, three bedrooms and a modern fitted bathroom. To the outside ample off street parking to the front and a good sized enclosed rear garden. Available with no onward chain.



### Accommodation

Via a double glazed door leading into the entrance hallway.

### Entrance Hallway

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

### Living Room

18'04 x 11'10 (5.59m x 3.61m)

Having coved ceiling, lighting, power points, radiator, TV aerial point, fireplace housing a living flame fire, double glazed window overlooking the front elevation and double glazed sliding patio door allowing access onto the rear garden.



### Kitchen Diner

12'3 x 11'10 (3.73m x 3.61m)

Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, tiled splash back, eye level double oven, four ring gas hob, void for washing machine and tumble dryer, void for free standing fridge freezer, radiator, tiled flooring, built in storage cupboard, double glazed window overlooking the rear elevation and double glazed door allowing access onto the rear garden.

### Stairs Off To The first Floor Landing

Having two double glazed windows to the front elevation, loft hatch access, built in storage cupboard, power point and doors off.

### Bedroom One

12' x 10'03 (3.66m x 3.12m)

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

### Bedroom Two

10'08 x 9'00 (3.25m x 2.74m)

Having lighting, power points, radiator, built in storage cupboard and double glazed window overlooking the rear elevation.



### Bedroom Three

8'11 x 7'07 (2.72m x 2.31m)

Having lighting, power points, radiator, built in storage cupboard and double glazed window overlooking the front elevation.

### Bathroom

7'08 x 6'09 (2.34m x 2.06m)

Fitted with a modern white three piece suite comprising of a P shaped bath with wall mounted shower head and waterfall shower head, low flush W.C., vanity hand wash basin, radiator, tiled walls, tiled flooring and obscure double glazed window to the front elevation.

### Outside

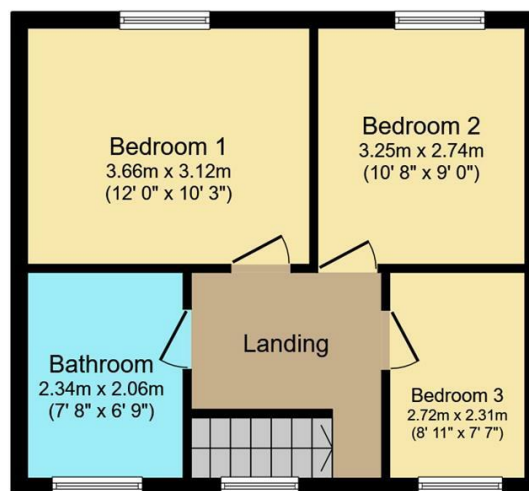
The property is approached via wrought iron gates giving access onto the blocked paved front garden providing ample off road parking. A timber gate gives access to the rear garden. The good sized enclosed rear garden has paved patio areas, having a variety of plants and shrubs, brick built store, greenhouse and is bound by fencing.

### Directions

Proceed from our Prestatyn office left towards the mini roundabout. Take the second exit onto Ffordd Pendyffryn and continue along just past the traffic lights and Vets Surgery. Take the left onto Banastre Avenue and then take the second left onto Central Avenue. You can find this property on your right hand side.







Total floor area: 78.0 sq.m. (840 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</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	



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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