



**6 Arfon Avenue, Prestatyn,
Denbighshire, LL19 7EN**

£220,000

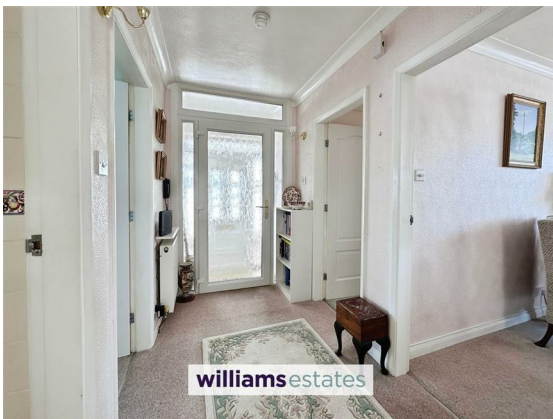


EPC - 0 Council Tax Band - C Tenure - Freehold

Arfon Avenue, Prestatyn

2 Bedrooms - Bungalow - Detached

Located in a prominent location within the seaside town of Prestatyn and a short walk to the seaside promenade, this extended two-bedroom detached bungalow is available with no onward chain and vacant possession. Comprising two good-sized bedrooms, a living room, a kitchen, a shower room and a lounge (potential to be used as a third bedroom). Benefitting from off-road parking to the front and down the side, a garage, easy to maintain gardens and close to all local amenities. Viewing is highly recommended to fully appreciate everything this bungalow has to offer. Being vacant possession and no onward chain makes this property even more desirable.



Accommodation

via a uPVC double glazed decorative door, with obscure glazed panelling adjacent leading into the;

Entrance Porch

4'5" x 3'6" (1.35m x 1.07m)

Having cupboard housing the electrics and a uPVC double glazed obscure door leading into the;

Entrance Hall

Having lighting, power point, BT point, radiator, store cupboard housing the boiler and doors off.

Lounge

16'4" x 11'10" (4.99m x 3.61m)

Having lighting, power points, radiator, feature fireplace with a complementary surround and hearth, feature obscure glazed windows onto the side and a uPVC double glazed bay window onto the front elevation.



Bedroom One

14'0" x 8'11" (4.28m x 2.72m)

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

Bedroom Two

14'7" x 7'10" (4.46m x 2.40m)

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

Shower Room

7'7" x 7'7" (2.33m x 2.32m)

Comprising low flush W.C., walk-in shower enclosure with a wall mounted shower head, vanity hand-wash basin with stainless steel taps over, lighting, extractor fan, shaver port, radiator and a uPVC double glazed window onto the side elevation.



Kitchen

13'2" x 10'10" (4.02m x 3.31m)

Comprising of wall, drawer and base units with worktop over, stainless steel sink and drainer with a stainless steel mixer tap over, integrated double oven, integrated dishwasher, integrated fridge, integrated freezer, lighting, power points, radiator, loft access hatch, uPVC double glazed obscure window onto the side elevation, single glazed decorative window onto the rear and a timber door leading into the;

Living Room

17'2" x 10'0" (5.25m x 3.05m)

Having lighting, power points, radiator, space for dining, uPVC double glazed window onto the side and uPVC double glazed patio doors onto the rear elevation.

Outside

The property is approached via a wrought iron gate leading onto the front, allowing ample space for off-road parking and being of ease and low maintenance. There is a pathway leading down the side of the property to the accommodation, garage and rear garden.

To the rear, the garden enjoys a sunny aspect and is ideal for alfresco dining, benefitting from an outdoor water tap in the front of the property and at the rear. Having an area that is laid to artificial grass, gravelled borders and bound by stone walling, whilst having an added bonus of a personal side door leading into the garage.

Garage

17'10" x 8'10" (5.46m x 2.70m)

Having lighting, power points, personal side door and an up and over door onto the front.

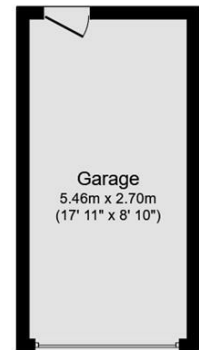
Directions

Proceed from our Prestatyn office to the mini roundabout, turn right and continue down the hill, over the railway bridge and turn right to the traffic lights. Turn left and continue along the coast road, past the Ffrith Festival Gardens, heading towards Rhyl. Turn left after Clwyd Carpets, then 3rd left into Arfon Avenue, and the number 6 can then be found.





Floor Plan
Floor area 103.4 sq.m. (1,113 sq.ft.)



Garage
Floor area 14.7 sq.m. (159 sq.ft.)

Total floor area: 118.2 sq.m. (1,272 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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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