



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

**£199,950**

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**EPC - D61    Council Tax Band - C    Tenure - Freehold**



# Second Avenue, Prestatyn

## 3 Bedrooms - Bungalow - Semi Detached

Located on the charming Second Avenue in Prestatyn, this delightful semi-detached dormer bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. This home is situated in a desirable location, close to local amenities and the beautiful coastline that Prestatyn is known for. Whether you are looking to enjoy leisurely walks along the beach or explore the nearby shops and restaurants. Viewing is highly recommended to fully appreciate this property.



### Accommodation

Via a UPVC double glazed obscure door leading into;

### Entrance Hallway

Being a fair size having lighting, a radiator, cupboard housing the electrics and doors off.

### Lounge

15'0" x 10'4" (4.59m x 3.15m )

Having lighting, power points, a radiator, wall mounted electric fire and a large UPVC double glazed window onto the front elevation.

### Bedroom Two

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

Having lighting, power points, a radiator, in-built cupboard for storage and a double glazed window onto the front elevation.

### Bathroom

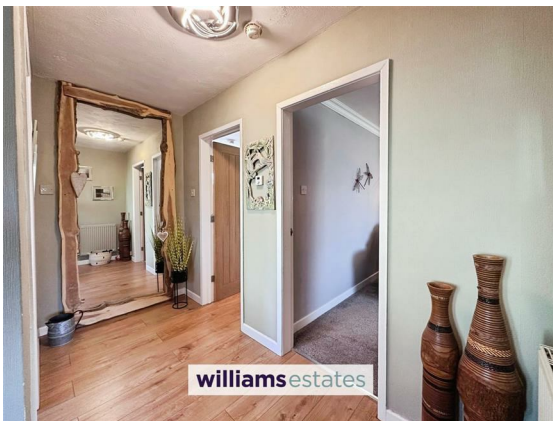
6'3" x 6'1" (1.91m x 1.87m )

Comprising of low flush W.C., hand-wash basin with stainless steel mixer tap over, P shaped bath with mixer tap over and a wall mounted shower head, lighting, an extractor fan, partial tiled walls, wall mounted heated towel rail, and an obscure double glazed window onto the side elevation.

### Open Plan Kitchen Diner/Living Area

21'0" (max) x 13'5" (6.42m (max) x 4.10m )

Benefiting from a newly fitted kitchen comprising of wall, drawer and base units with a complimentary worktop over, sink and drainer with mixer tap over, four ring induction hob with an extractor fan above, integrated double oven, integrated fridge and integrated freezer, integrated washing machine, UPVC double glazed windows onto the rear, lighting, power points, a radiators, wall mounted boiler, space for dining, space for a living area with a modern wall mounted radiator, UPVC double glazed patio doors giving access to the rear patio and stairs up to the first floor.



### Stairs to the First Floor Landing

Having lighting, power points, a radiator, eaves access and doors off to the bedrooms.

### Bedroom Three

9'1" x 9'1" (2.78m x 2.78m )

Having lighting, power points, eaves access storage and a Velux window onto the rear.

### Bedroom One

11'10"(max) x 10'9" (3.62m(max) x 3.29m)

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

### Garage

13'10" x 9'2" (4.23m x 2.81m)

Having a up and over door to the front, glazed window to the side and a personal timber door to the side.

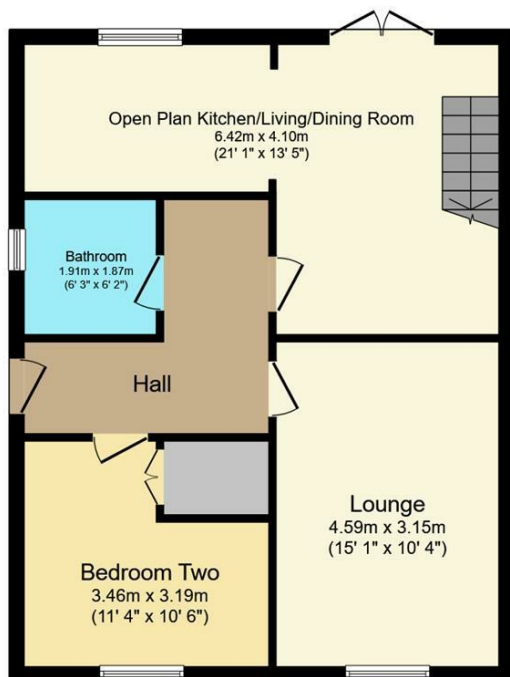
### Outside

Being of a very good size and being mainly laid to lawn, having a beautiful patio area ideal for outdoor dining and entertaining as well as a gravelled path leading down to a further patio area. Be fitting from an outside water tap and access to the garage through a side personal door. The garden is bound by concrete panels and timber fencing whilst having a boarder of well chosen trees and shrubs.

### 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 into Second Avenue.





### Ground Floor

Floor area 59.0 sq.m. (635 sq.ft.)



### First Floor

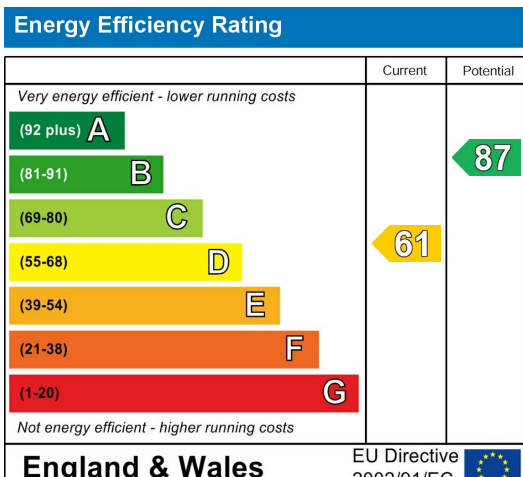
Floor area 26.4 sq.m. (284 sq.ft.)

Total floor area: 85.3 sq.m. (919 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.



Call us on  
01745 888900

[Prestatyn@williamsestates.com](mailto:Prestatyn@williamsestates.com)

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