



**69 Highbury Avenue, Prestatyn,
Denbighshire, LL19 7NT**

£359,950

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EPC - D68 Council Tax Band - D Tenure - Freehold

Highbury Avenue, Prestatyn

4 Bedrooms - House - Detached

A traditional family home dating back to the early 1900's, having been extended over the years and benefitting from a substantially sized garden to the rear. Comprising four good sized bedrooms, open plan kitchen/diner, lounge, dining room, utility and bathroom. Situated close to all local amenities and within walking distance to either the seaside promenade or the town centre. Unspoilt views of the hillside can be enjoyed to the front of the property, where to the rear the garden enjoys a sunny aspect all day long and ideal for entertaining guests and alfresco dining. Internal viewing recommended to fully appreciate.



Accommodation

Via a timber framed decorative glazed door leading into entrance hallway.

Entrance Hallway

Is of a really good size having a uPVC double glazed decorative glazed window to front, lighting, radiator, under stairs storage cupboard, stairs off to the first floor landing and doors off.

Lounge

14'4" x 12'6" (4.37 x 3.83)

Having lighting, power points, radiator, a complementary fire surround housing a gas fire, uPVC double glazed window to the side elevation, TV aerial point and uPVC double glazed bay window overlooking the front elevation enjoying unspoilt views of Prestatyn Hillside.



Dining Room

16'2" x 12'0" (4.95 x 3.68)

Having lighting, power points, TV aerial point, radiator, fireplace housing a gas fire, space for dining, a uPVC double glazed bay window to the side elevation and a uPVC double glazed patio doors giving access to the patio.

Open Plan Kitchen Diner

20'4" x 9'9" (6.21 x 2.98)

A really good sized room comprising of wall, drawer and base units with worktop surfaces over, integrated dishwasher, integrated double oven with four ring gas hob and extractor fan above, sink and drainer with stainless steel mixer tap over, space for free standing fridge freezer, space for dining, a uPVC double glazed window to the side elevation, a uPVC double glazed patio door giving access to the rear.



Pantry/Utility

4'9" x 2'9" (1.47 x 0.86)

Houses the washing machine, wall mounted Worcester gas central heating boiler, lighting and a uPVC double glazed window onto the side elevation.

Stairs off To The First Floor Landing

Having a turned staircase with uPVC double glazed window to the side elevation, built in storage cupboard, lighting, power point, radiator, loft access hatch and doors off.

Bedroom One

12'7" x 12'2" (3.86 x 3.71)

Having lighting, power points, radiator, fitted wardrobes, uPVC double glazed window to the side elevation and a large uPVC double glazed window overlooking the front elevation enjoying unspoilt views of Prestatyn hillside and out towards Meliden Craig Fawr.

Bedroom Two

14'2" x 12'0" (4.32 x 3.68)

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

Bedroom Three

10'10" x 9'9" (3.31 x 2.99)

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

Bedroom Four

9'8" x 7'4" (2.97 x 2.26)

Having lighting, power points, radiator and a uPVC double glazed window to the front elevation enjoying unspoilt views of Prestatyn hillside.

Bathroom

8'11" x 6'6" (2.74 x 1.99)

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

Garage

19'1" x 10'4" (5.82 x 3.15)

Having an up and over door, lighting, power points, great space for a further utility and storage.

Outside

The property is approached via a bricked paved driveway providing ample space for off road parking for multiple vehicles. Stand out feature of the property is the plot size it is located on with unspoilt views of the Prestatyn Hillside. The front garden is mainly laid to lawn with a variety of plants and trees with a hedged border to the front and side together with timber fencing to the side. From the front there is access to either side of the property and rear with the left hand side having a wrought iron gate and access to the garage and a further gate giving access to the rear garden. The rear garden is larger than average comprises of a paved patio area which is ideal for al fresco dining and outdoor seating and relaxing in the sun, feature pond with areas laid to golden gravel. A further area laid to lawn housing a variety of trees and is bound by hedging providing a private aspect to the rear garden with views out towards Prestatyn Hillside.

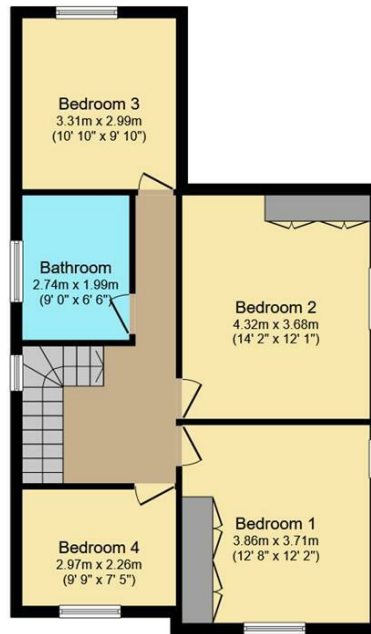
Additional Notes

Benefitting from a new roof August 2024

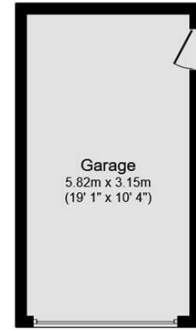




Ground Floor
Floor area 63.8 sq.m. (687 sq.ft.)



First Floor
Floor area 64.5 sq.m. (695 sq.ft.)



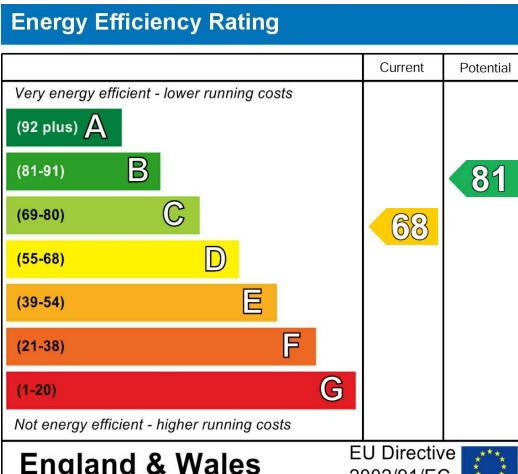
Garage
Floor area 18.3 sq.m. (197 sq.ft.)

Total floor area: 146.7 sq.m. (1,579 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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