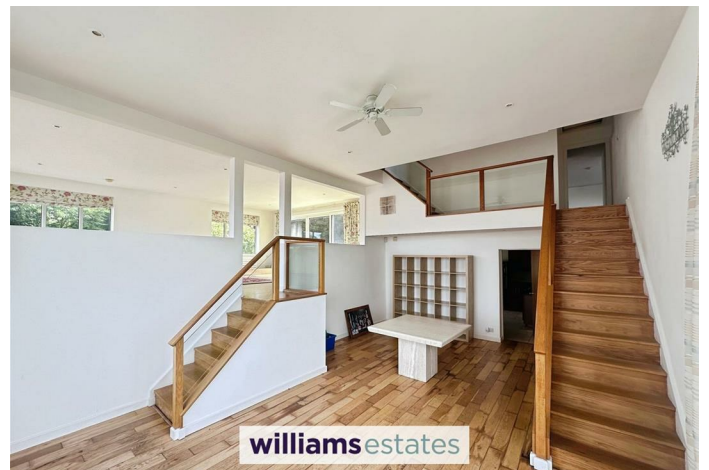
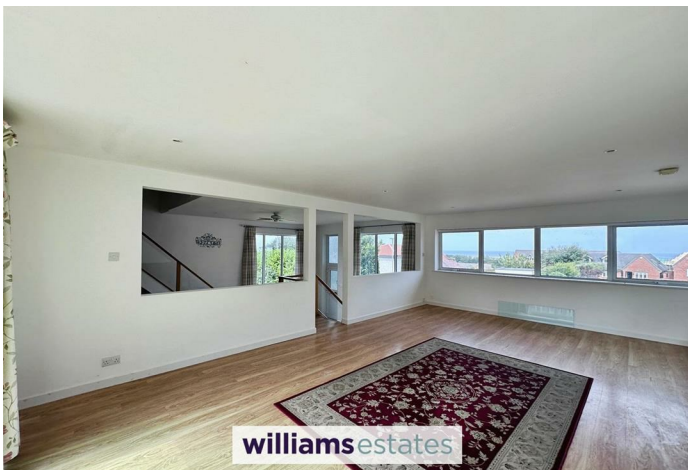


# williams estates



**28 Tudor Avenue, Prestatyn,  
Denbighshire, LL19 9HN**

**Auction Guide- £450,000**

 6  4  2  D

**EPC - D67**

**Council Tax Band - H    Tenure - Freehold**



## SUMMARY

Available with No Onward Chain & Vacant Possession! A uniquely designed six bedroom detached family home situated within the sought after location of Upper Prestatyn. Having scope for being a blank canvas and adding your own stamp / twist to the property. Having six double bedrooms, two reception rooms, three en-suites, family bathroom, cloakroom and utility room. Situated on a much larger than average sized plot, housing a swimming pool and benefitting from large gardens to the front and rear and an integral garage. Having ample off-road parking and within walking distance to all local amenities and the town centre. Internal viewing highly recommended to fully appreciate!





## Accommodation

Via a uPVC double glazed door with obscure glazed panelling leading into the grand entrance dining hall.

## Entrance Hall

23'7" x 16'4" (7.21 x 4.98)

Having stairs off to the first floor landing, half stairs to the living room, space for dining, lighting, radiator, power points, doors off and a uPVC double glazed windows to the front and side elevations.

## Living Room

24'2" x 16'2" (7.39 x 4.93)

Having lighting, power points, radiators, a uPVC double glazed sliding patio doors giving access onto the rear patio, uPVC double glazed windows to the side elevation and uPVC double glazed window overlooking the front elevation enjoying views out towards the North Wales Coastline.

## Kitchen

14'1" x 12'5" (4.30 x 3.79 )

Comprising of wall, drawer and base units with worktop surfaces over, sink and drainer with stainless steel mixer tap over, five ring gas hob with extractor fan above, integrated double oven, a uPVC double glazed window to the side elevation, lighting, power points and a utility off.

## Utility

9'3" x 5'2" (2.83 x 1.60)

Having space for washing machine, space for fridge freezer, space for tumble dryer, wall mounted central heating boiler, lighting, power points, a uPVC double glazed window onto the side elevation and a uPVC double glazed door giving access onto the rear garden.

## Bedroom

16'1" x 13'3" (4.91 x 4.04)

Having lighting, power points, radiator, a uPVC double glazed window onto the side elevation and a uPVC double glazed double patio doors giving access onto the front.

## Cloakroom

Comprising of a low flush W.C., hand wash basin with stainless steel mixer tap over, wall mounted heated towel rail, lighting and extractor fan.

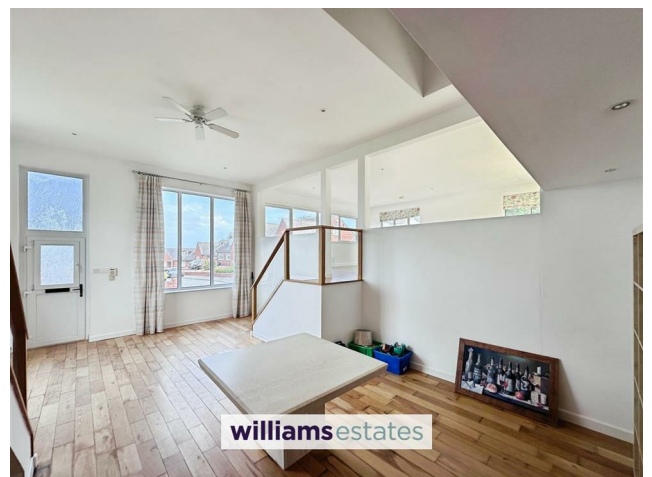
## Inner Hallway

Having lighting and built in cupboard ideal for storage.

## Bedroom Two

14'10" x 12'0" (4.54 x 3.66)

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





### Bathroom

10'1" x 8'3" (3.09 x 2.53 )

Comprising of his and hers sink with stainless steel mixer tap over, low flush W.C., jacuzzi bath, walk in shower enclosure with wall mounted shower head over, lighting, tiled flooring, partially tiled walls, wall mounted radiator and a uPVC double glazed obscure window onto the side elevation.

### Bedroom Three

16'2" x 10'0" (4.93 x 3.05)

Having lighting, power points, radiator, fitted wardrobe and a uPVC double glazed sliding patio door onto the rear elevation.

### Stairs Off To The First Floor

Having store cupboard, loft access hatch and doors off.

### Bedroom Six

13'3" x 10'1" (4.04 x 3.09)

Having lighting, power points, radiator, TV aerial point, eaves access for storage, a uPVC double glazed window onto the side elevation having views of the North Wales Coastline and out towards the Great Orme and en-suite shower room off.

### En-Suite

10'1" x 8'11" (3.08 x 2.74 )

Comprising of low flush W.C., hand wash basin with stainless steel mixer tap over, bath with mixer tap over with wall mounted shower head, lighting, partially tiled walls, radiator and Velux window onto the side elevation.

### Bedroom Four

22'8" x 14'9" (6.92 x 4.52 )

Having lighting, power points, radiator, eaves access for storage, a uPVC double glazed windows to side elevations and en-suite off.

### En-Suite

9'10" x 7'1" (3.02 x 2.17 )

Comprising of a bidet, low flush W.C., hand wash basin with stainless steel mixer tap over, walk in shower enclosure with wall mounted shower head, wall mounted heated radiator, lighting, extractor fan and a uPVC double glazed window onto the side elevation.

### Stairs to the Second Floor





### Bedroom Five

27'11" x 15'3" (8.51 x 4.66)

Having lighting, power points, radiator, eaves access for storage, a uPVC double glazed window onto the side elevation with views of the North Wales Coastline and a uPVC double glazed window to the front elevation enjoying the views of the North Wales Coastline and out towards the Wirral and en-suite off.

### En-Suite

12'7" x 5'10" (3.86 x 1.79 )

Comprising of a low flush W.C., hand wash basin with stainless steel mixer tap over, wall mounted heated towel rail, walk in shower enclosure with wall mounted shower head, extractor fan, inset spot lighting and a Velux window onto the side elevation.

### Garage

24'0" x 16'5" (7.32 x 5.02)

Having wall mounted electrics, wall mounted gas meter and a great space for storage.

### Agents Notes

#### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A

#### Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the

Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

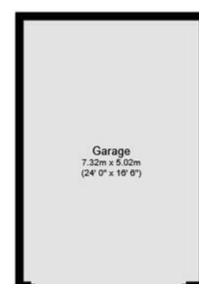
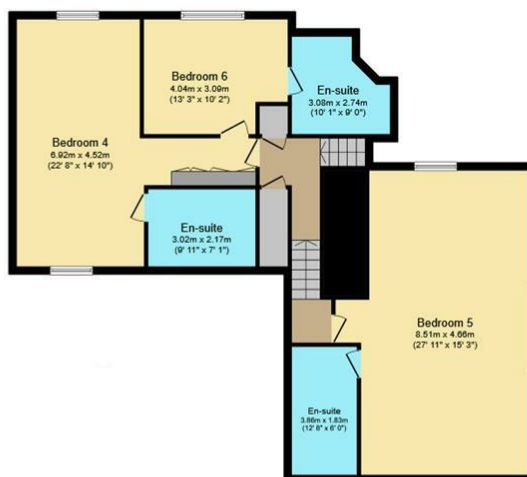












Total floor area: 327.5 sq.m. (3,525 sq.ft.)

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>87</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>67</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  
 01745 888900  
 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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