



**2 First Avenue, Prestatyn, Denbighshire,
LL19 7LP**

£289,950



EPC - D63 Council Tax Band - D Tenure - Freehold

First Avenue, Prestatyn

3 Bedrooms - Bungalow - Detached

A beautifully presented and fully renovated detached bungalow within walking distance to the seaside promenade, bus and train stations and the town centre amenities. The spacious accommodation briefly comprises of entrance hallway, good sized lounge, ground floor bedroom, ground floor bathroom, open plan modern fitted kitchen and living area, to bedrooms and cloakroom to the first floor. Located on a corner plot providing gardens to the front, side and rear with off road parking for several vehicles and a detached garage. Viewing highly recommended.



Accommodation

Via a uPVC double glazed door leading into the entrance porch.

Entrance Porch

Having tiled flooring and hardwood timber glazed door leading into the entrance hallway.

Entrance Hallway

Having coved ceiling, inset spot lighting, power points, radiator, laminate flooring and doors off.

Lounge

18'4" x 13'5" (5.605 x 4.091)

Having coved ceiling, lighting, power points, TV aerial point, wall light points, two radiators, feature fireplace housing an electric fire, laminate flooring, a uPVC double glazed window overlooking the front enjoying views towards Prestatyn Hillside.

Bedroom One

12'5" x 10'2" (3.797 x 3.122)

Having coved ceiling, lighting, power points, radiator, built in wardrobes with sliding doors, laminate flooring and a uPVC double glazed bay window overlooking the front elevation enjoying views towards Prestatyn Hillside.

Bathroom

8'7" x 6'4" (2.630 x 1.943)

Fitted with a white three piece suite comprising of low flush W.C., vanity hand wash basin, panelled bath with shower over and waterfall shower head, tiled walls, radiator, built in airing cupboard, inset spot lighting, extractor fan and obscure double glazed window onto the side elevation.

Kitchen

14'2" x 12'2" (4.340 x 3.726)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, ceramic sink and drainer with stainless steel mixer tap over, eye level double oven, halogen hob with stainless steel extractor hood over, partially tiled walls, integrated washing machine, integrated dishwasher, void for free standing fridge freezer, tiled flooring, coved ceiling, a uPVC double glazed window onto the side elevation and opening into the living room.



Living Area

15'0" x 13'4" (4.592 x 4.073)

Having coved ceiling, lighting, power points, radiator, TV aerial point, laminate flooring, built in storage cupboard a uPVC double glazed window onto side elevation and double glazed double doors allowing access onto the rear garden.



Stairs Leading To The First Floor

Having a uPVC double glazed window onto the side elevation, stairs off to the first floor landing and doors off.

Cloakroom

Comprising of low flush W.C., vanity hand wash basin, radiator, inset spot lighting, tiled flooring and extractor fan.

Bedroom Two

15'0" x 8'6" (4.590 x 2.592)

Having lighting, power points, radiator, TV aerial point, storage into the eaves and Velux window.

Bedroom Three

12'9" x 10'10" (3.894 x 3.304)

Having lighting, power points, radiator, storage into the eaves and Velux window.



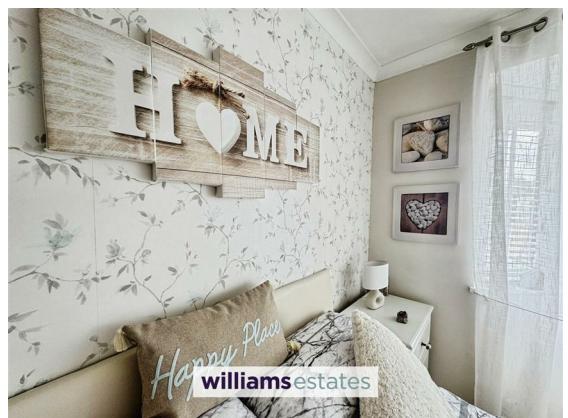
Outside

The property is approached via a large timber gate allowing access onto the blocked paved driveway and front garden providing ample parking for several vehicles and is bound by fencing. A timber gate allows access onto the enclosed rear garden. The rear garden being landscaped for ease of maintenance having a large paved patio, hardstanding area for caravan/mobile home, laid with artificial grass with raised borders with a variety of plants, shrubs and trees, outside timber store, outside lighting and water supply and is bound by fencing.

Garage

36'5" x 8'11" (11.100 x 2.729)

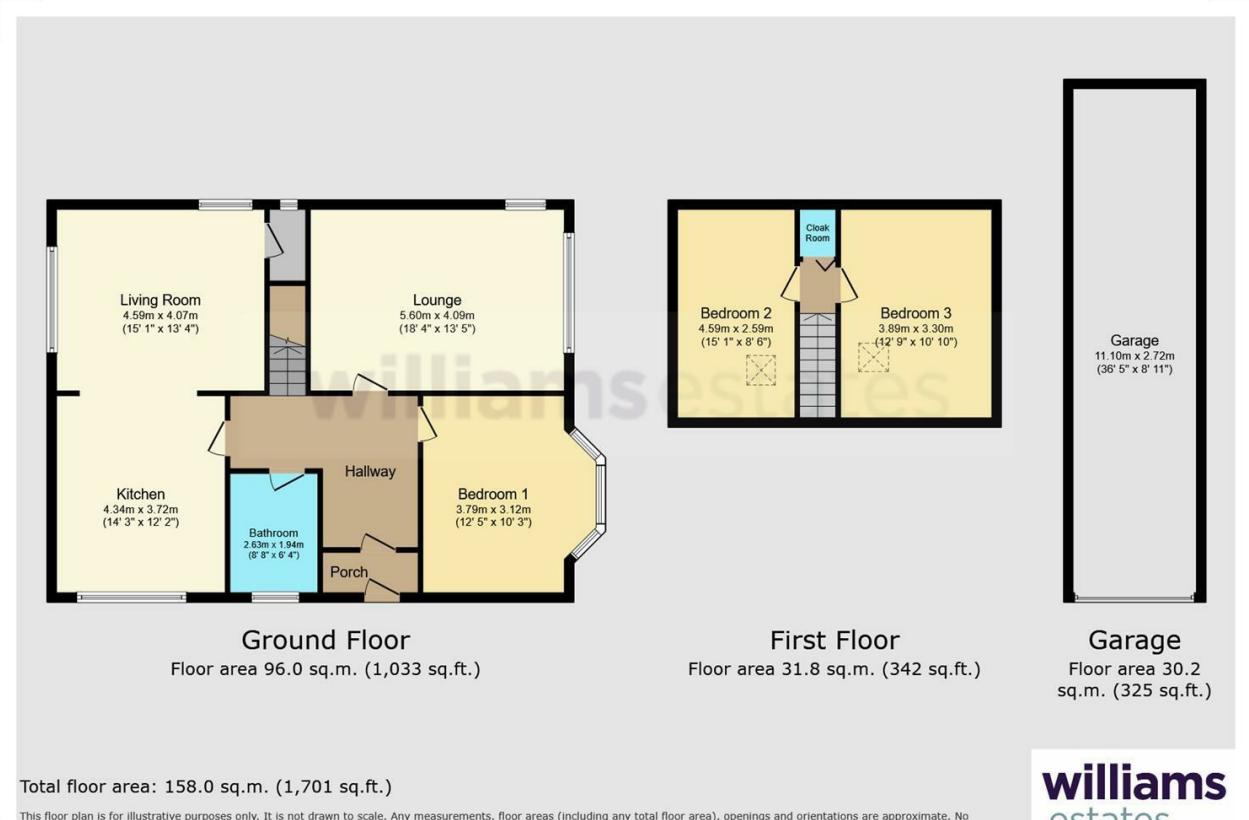
Having lighting and power points and personal door allowing access onto the rear garden.



Directions

From our Prestatyn office proceed to the mini roundabout, turning right onto Ffordd Pendyffryn. Continue along Ffordd Pendyffryn, passed the bus station, over the railway bridge and to the lights. At the crossroads, head straight over onto Bastion Road. Turn left onto The Mall. Turn right onto First Avenue and this property can be found on your right hand side by way of our For Sale board.





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	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

williams estates

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