



**2 Roy Avenue, Prestatyn, Denbighshire,
LL19 7BW**

£220,000

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EPC - C71 Council Tax Band - D Tenure - Freehold

Roy Avenue, Prestatyn

3 Bedrooms - Bungalow - Detached

A fantastic opportunity to acquire this detached three-bedroom bungalow, perfectly positioned in a sought-after location just moments from stunning coastal walks. Set on a generous plot, the property enjoys a wrap-around garden, providing excellent outdoor space with a mix of lawn and hard landscaping.

To the side, you'll find off-road parking behind double timber gates, leading to a detached garage and additional outbuilding, offering great storage or workshop potential.

Internally, the property offers plenty of scope for modernisation and refurbishment, making it an ideal project for those looking to put their own stamp on a home. The accommodation includes:

A spacious living room, two double bedrooms and a third single bedroom or study, a functional kitchen and family bathroom, dining room and conservatory.

Located just a short drive from local shopping parks and the train station, this bungalow combines peaceful living with convenient access to amenities and transport links.

A rare chance to create your dream coastal home, early viewing recommended. No Onward Chain.



Conservatory

14'9" x 7'0" (4.52m x 2.15m)

Being a very good light and airy space perfect for a seating area and coat and shoe storage with a quarry tile step up to the timber main front door giving access to the inner hallway.

Accommodation

Via a uPVC double glazed double doors with double glazing windows surrounding giving access into the conservatory.

Inner Hallway

Having lighting, loft access hatch, radiator, storage cupboard with built in shelving and doors off.

Living Room

13'3" x 12'4" (4.05m x 3.77m)

Having lighting, power points, radiator, electric fire with surround and hearth and a uPVC double glazed bay window onto the side elevation.

Dining Room

11'5" x 10'9" (3.48m x 3.29m)

Having power points, radiator, lighting, a uPVC double glazed window onto the front elevation and a door off into the:

Bedroom Two

13'11" x 11'10" (4.25m x 3.62m)

Having lighting, radiator, power, freestanding sink with taps over and a uPVC double glazed bay window onto the rear.

Bedroom One

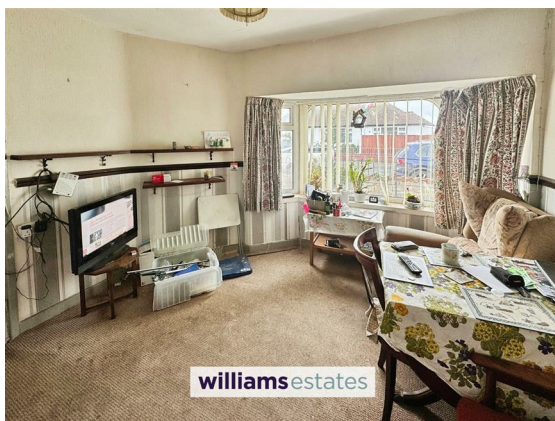
14'0" x 13'4" (4.27m x 4.08m)

Having lighting, radiator, power points, free standing sink with taps over and a uPVC double glazed bay window onto the rear elevation.

Bedroom Three

10'9" x 7'10" (3.29m x 2.41m)

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



Kitchen

14'2" x 7'0" (4.33m x 2.15m)

Comprising of wall drawer and base units with worktop over, stainless steel sink with drainer and a mixer tap over, wall mounted Worcester boiler, void for a free standing cooker, void for a washing machine, lighting, power points, radiator, uPVC double glazed windows and a door of giving access to the back door and a space for a free standing fridge freezer.

Bathroom

7'3" x 5'6" (2.22m x 1.69m)

Comprising of a low flush W.C., sink with stainless steel tap over, walk in shower cubicle with a wall mounted electric shower and glass surround, uPVC double obscure glazed window onto the side elevation, lighting and a radiator.

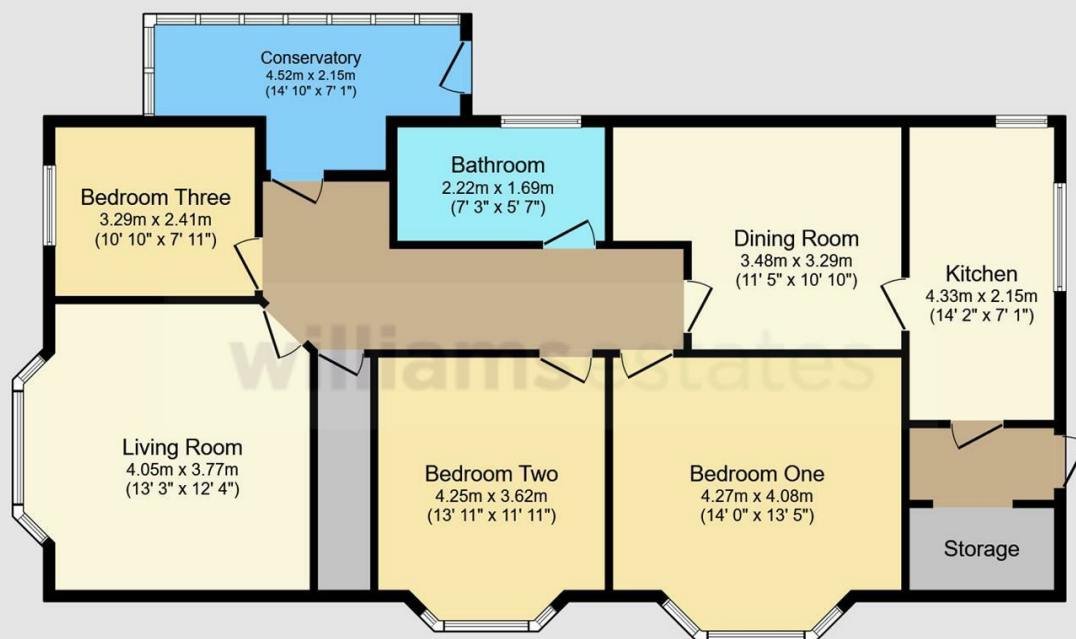
Garage

Being a good size for storage having double timber doors to the front and a rear timber door to the rear and having lighting and power.

Garden

The property boasts a generous wrap-around garden offering a combination of practicality and charm. Featuring off-road parking secured by new double timber gates, the garden provides access to a detached garage and a timber-built outbuilding, offering excellent storage options or potential for workshop space. The outdoor area is a mix of block paving and a laid gravel section, allowing for easy maintenance while maintaining a smart appearance. The garden is enclosed by brick walling.





Total floor area: 110.7 sq.m. (1,192 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	71	79
(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	



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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