



**57 Pendre Avenue, Prestatyn,  
Denbighshire, LL19 9SH**

**Offers Over - £450,000**



**EPC - null    Council Tax Band - F    Tenure - Freehold**

# Pendre Avenue, Prestatyn

## 4 Bedrooms - Bungalow - Detached

A stunning detached bungalow located in the sought after area of Upper Prestatyn and within walking distance to all the local amenities, bus and train stations & local schools. The bungalow is situated on a good sized plot and the accommodation briefly comprises of entrance porch, entrance hallway, cloakroom, a good sized living room with feature tiled wall and multi fuel log burner, open plan dining room and modern fitted kitchen, three ground floor bedrooms with the main bedroom having en-suite shower room and dressing room, four piece bathroom with walk in steam room and first floor bedroom/office with glass and oak balustrades overlooking the main living room. The garden to the front being landscaped for ease of maintenance with a good sized driveway, covered car port and attached garage. The enclosed rear garden being a particular feature enjoying the stunning views of the North Wales Coastline and having a good sized decked patio, purposed built sandpit, purposed built worksop two out buildings. Viewing a must to fully appreciate what the property has to offer.



### Accommodation

Via a uPVC double glazed door with matching side panel leading into the entrance porch.

### Entrance Porch

Having a modern timber glazed door leading into the entrance hallway.

### Entrance Hallway

Having lighting, power points, coved ceiling, radiator, telephone socket, wooden flooring and oak doors off.

### Bedroom Three

11'8" x 11'0" (3.566 x 3.353)

Having lighting, power points, radiator, fitted wardrobes, wooden flooring and a uPVC double glazed window overlooking the front elevation.

### Bedroom Two

14'10" into the bay x 12'3" (4.522 into the bay x 3.756)

Having lighting, power points, radiator, TV aerial point, a uPVC double glazed window overlooking the side elevation enjoying the panoramic coastal views and a uPVC double glazed bay window overlooking the front elevation.

### Ground Floor Cloakroom

Fitted with a low flush W.C., hand wash basin with stainless steel tap over, inset spot lighting and wooden flooring.

### Bathroom

10'1" x 6'2" (3.097 x 1.892)

Fitted with a four piece bathroom suite comprising of hand wash basin, low flush W.C., spa bath, walk in steam room, fully tiled walls, tiled flooring, inset spot lighting, wall mounted heated towel rail, extractor fan and obscure double glazed window onto the side elevation.

### Living Room

24'11" x 15'6" (7.596 x 4.746)

Having lighting, power points, TV aerial point, multi fuel log burner, feature tiled wall, wooden flooring, inset spot lighting, vaulted ceiling, two modern wall mounted radiators, two uPVC double glazed doors allowing access onto the decked patio area and door leading into the inner hallway.

### Inner Hallway

Having lighting, power points, built in utility cupboard, a uPVC double glazed unit with dog flap overlooking the decked patio, quality laminate flooring and opening leading into the dining room.

### Utility Cupboard

Having lighting, power points, void for washing machine and tumble dryer and ideal storage space.

### Dining Room

18'5" x 8'6" (5.631 x 2.601)

Having lighting, power points, radiator, feature panelled wall, uPVC double glazed ceiling light, quality laminate flooring, uPVC bi fold doors allowing access onto the decked area and opening leading into the kitchen.



### Kitchen

14'5" x 12'0" (4.413 x 3.675)

Fitted with a range of modern high gloss wall, drawer and base units with complementary wooden work top surfaces over, stainless steel sink and drainer with mixer tap over, eye level double built in oven, integrated fridge, halogen hobs and warming plate with stainless steel extractor hood over, inset spot lighting, void for American style fridge freezer, integrated dishwasher, laminate flooring, island with built in cupboards and oak worktop surface over and a uPVC double glazed window onto the front elevation.

### Bedroom One

13'11" x 12'3" to the wardrobes (4.248 x 3.738 to the wardrobes)

Having lighting, power points, feature panelled wall, quality laminate flooring, TV aerial point, built in wardrobes with sliding mirrored doors, one leading to the en-suite shower room and one leading to the walk in wardrobe, a uPVC double glazed window overlooking the side elevation enjoying the panoramic views of the North Wales Coastline and uPVC double glazed patio doors allowing access onto the rear garden.

### En-Suite

7'8" x 5'1" (2.337 x 1.553)

Comprising of vanity W.C. and hand wash basin, double shower enclosure with wall mounted shower, panelled walls, shaver socket, wall mounted heated towel rail, laminate flooring and obscure double glazed window onto the rear.

### Dressing Area

5'10" x 5'2" (1.786 x 1.582)

Providing ample storage and hanging space, lighting and power point.

### Stairs Off To The First Floor

Having an oak stair case leading up to the first floor room.

### Bedroom/Office

18'2" x 10'4" (5.540 x 3.159)

Having lighting, power points, glass and oak balustrades surrounding, storage into the eaves and overlooking the living room.

### Outside

The property is approached via a timber gate providing access onto the long blocked paved driveway. The driveway leads to a covered car port giving access to the attached garage. The garden to the front being landscaped for ease of maintenance and is bound by walling. The enclosed rear garden being a particular feature of the property enjoying the panoramic views of the North Wales Coastline having a large decked area ideal for al fresco dining enjoying a sunny aspect, having an area ideal for a large paddling pool, steps leading down to a purpose built sandpit, paved patio, a further decked patio with access from bedroom one providing an ideal area for hot tub with a covered pergola, having an area laid with bark with well established borders, having a gravel area, steps leading down to a area laid to lawn with an abundance of mature plants, shrubs and fruit trees and is bound by walling and at the rear of the garden a purpose built workshop. The property benefits from having two purpose built out buildings.

### Workshop

20'7" x 12'3" (6.279 x 3.740 )

Having lighting, power points and ample space for storage.

### Garage

18'7" x 10'5" (5.666 x 3.197)

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

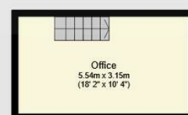
### Directions

From the office continue along Gronant Road turning right onto Pendre Avenue. The property can be seen on the left hand side by way of our for sale board.





**Floor Plan**  
Floor area 164.4 sq.m. (1,769 sq.ft.)



**First Floor**  
Floor area 17.5 sq.m. (188 sq.ft.)



**Outbuilding**  
Floor area 22.9 sq.m. (247 sq.ft.)

Total floor area: 204.8 sq.m. (2,204 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](http://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>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</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<br>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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