



**17 Second Avenue, Prestatyn,
Denbighshire, LL19 7LN**

£199,950

 3  1  2  B

EPC - B90 Council Tax Band - C Tenure - Freehold

Second Avenue, Prestatyn

3 Bedrooms - Bungalow - Semi Detached

Just a stones throw away from the beautiful beach of Prestatyn, this fabulous semi-detached bungalow offers three well proportioned bedrooms, ideal for family living or perfect for entertaining family and friends. Having a spacious reception room and stunning garden ideal for lazy summer days, the property is close to all the amenities and within walking distance of the Retail Park and town centre, viewing is highly recommended to appreciate all this lovely bungalow has to offer, benefiting from open plan living for today's modern day life.



Accommodation

via a uPVC double glazed obscure door leading into;

Entrance Hallway

Being of a fair size having lighting, a radiator, cupboard housing the electrics and doors off.

Lounge

16'0" x 10'4" (4.9m x 3.16m)

Having lighting, power points, a radiator, wall mounted electric fire and a large uPVC double glazed window onto the front elevation.

Bedroom Two

10'5" x 10'4" (3.19m x 3.16m)

Having lighting, power points, a radiator, in-built cupboard for storage and a double glazed window onto the front elevation.



Bathroom

3'10" x 6'1" (1.19m x 1.87m)

Comprising of low flush W.C., hand-wash basin with a stainless steel mixer tap over, P shaped bath with mixer tap over and a wall mounted shower head, lighting, an extractor fan, partial tiled walls, wall mounted heated towel rail, and an obscure double glazed window onto the side elevation.

Open Plan Kitchen Diner/ Living Area

21'0" x 13'5" (6.42m x 4.10m)

Benefiting from a newly fitted kitchen comprising of wall, drawer and base units with a complimentary worktop over, sink and a drainer with mixer tap over, four ring induction hob with an extractor fan above, integrated double oven, integrated fridge and integrated freezer, integrated washing machine, UPVC double glazed windows onto the rear, lighting, power points, a radiator, wall mounted boiler, space for dining, space for a living area with a modern wall mounted radiator, uPVC double glazed patio doors giving access to the rear patio and stairs up to the first floor.



Stairs To The First Floor Landing

Having lighting, power points, eaves access storage and a velux window onto the rear.

Bedroom One

11'10" x 10'9" (3.62m x 3.29m)

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

Bedroom Three

9'1" x 9'1" (2.78m x 2.78m)

Having lighting, power points, a radiator, eaves access storage and a velux window onto the rear.

Garage

13'10" x 9'2" (4.23m x 2.81)

Having up and over door to the front, glazed window to the side and a personal timber door to the side.

Outside

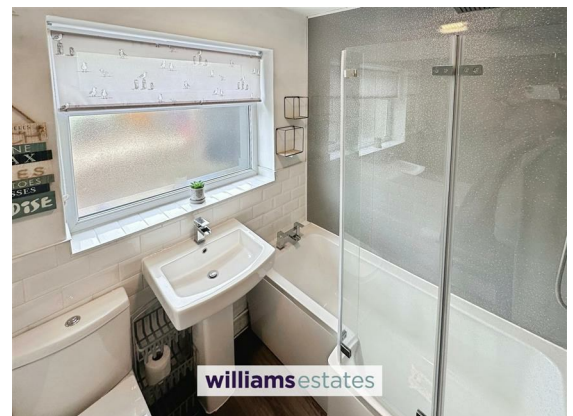
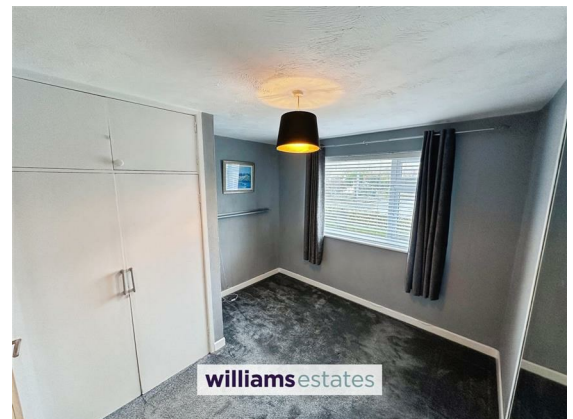
Being of a very good size and being mainly laid to lawn, having a beautiful patio ideal for outdoor dining and entertaining as well as a gravelled path leading down to a further patio area. Be fitting from an outside water tap and access to the garage through a side personal door. The garden is bound by concrete panels and timber fence whilst having a border of well chosen trees and shrubs.

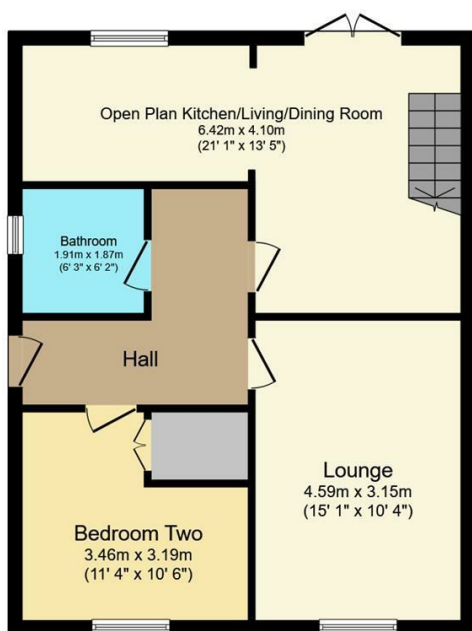
Directions

Proceed from our Prestatyn office to the mini roundabout which is opposite Aldi, turn right and continue down the hill and over the railway bridge. Continue over the traffic lights, turn left towards the Nova Centre onto Beach Road West and second left into Second Avenue.

Agent Notes

The property has solar panels on the rear roof which are leased, the lease was granted in 2015 and its a 20 year lease.





Ground Floor

Floor area 59.0 sq.m. (635 sq.ft.)



First Floor

Floor area 26.4 sq.m. (284 sq.ft.)

Total floor area: 85.3 sq.m. (919 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

williams
estates

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	90	93
(69-80) C		
(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.

williamsestates

Call us on
01745 888900
Prestatyn@williamsestates.com