



**8 Gordon Avenue, Prestatyn,
Denbighshire, LL19 8RY**

£199,950

 2  1  1  D

EPC - D63 Council Tax Band - C Tenure - Freehold

Gordon Avenue, Prestatyn

2 Bedrooms - Bungalow - Detached

A beautifully presented detached bungalow located in a popular residential area of Prestatyn and within walking distance to the town centre amenities, bus and trains stations and local schools. The accommodation briefly comprises of entrance porch, entrance hallway, living room, modern fitted kitchen and shower room and two double bedrooms. Outside providing off road parking to the front and an enclosed rear garden. The property benefits from having gas fired central heating and double glazing and modern decor throughout making this property ready to move into.



Accommodation

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

Entrance Porch

15'6" x 4'3" (4.74 x 1.30)

Having lighting, power points, a uPVC double glazed window onto the side elevation, a great space for coat hanging and storage with a timber glazed door off leading into the entrance hallway.

Hallway

Having lighting, power points, radiator, loft hatch access and doors off.

Living Room

14'6" x 13'11" (4.43 x 4.25)

Being tastefully decorated with lighting, power points, radiator and a uPVC double glazed curved bay window onto the front elevation with views out towards Prestatyn Hillside.

Kitchen

10'2" x 8'7" (3.10 x 2.63)

Comprising of wall, drawer and base units with complementary worktop surfaces over, four ring gas hob with stainless steel extractor fan above, integrated oven, integrated fridge, void for under the counter freezer, sink with stainless steel mixer tap over, partially tiled walls, void for a washing machine, lighting, power points, radiator, built in store cupboard housing the central heating boiler, a uPVC double glazed obscure window onto the side with a uPVC double glazed obscure door giving access onto the side patio.

Shower Room

6'2" x 5'5" (1.88 x 1.66)

Newly refurbished by the current owner comprising of larger than average walk in shower enclosure with wall mounted shower head, low flush W.C., vanity hand wash basin with complementary mixer tap over, wall mounted heated towel rail, lighting, loft access hatch, tiled walls, tiled flooring and a uPVC double glazed obscure window onto the side elevation.



Bedroom One

11'10" x 10'0" (3.61 x 3.06)

Having lighting, power points, radiator, complementary bespoke fitted wardrobes and a uPVC double glazed window looking into the conservatory.

Bedroom Two

11'1" x 8'1" (3.39 x 2.48)

Having lighting, power points, radiator and a uPVC double glazed sliding patio door giving access into the conservatory.

Conservatory

19'3" x 9'10" (5.88 x 3.01)

Having lighting, power points, radiator, space for dinging, uPVC double glazed windows to the side elevation and uPVC double glazed double patio doors giving access into the rear garden.

Outside

The property is approached via a brick paved driveway providing off road parking. A single wrought iron gate gives access to the front garden leading to the front door. A timber gate gives access to the enclosed rear garden. The rear garden being mainly laid to lawn with an abundance of plants, shrubs and trees and has the added benefit of having a timber outside store and bound by timber fencing.

Directions

From our Prestatyn office proceed left toward the mini-roundabout, taking the right turning onto Ffordd Pendyffryn and then immediately turning left onto Fforddisa. Off of Fforddisa, turn left onto Gordon Avenue, you will find this property on your right-hand side.





Ground Floor
Floor area 84.2 sq.m. (906 sq.ft.)

Total floor area: 84.2 sq.m. (906 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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