

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

**£210,000**



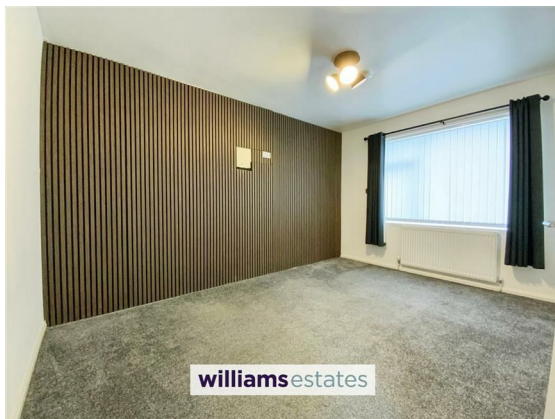
**EPC - C71    Council Tax Band - C    Tenure - Freehold**



# Roy Avenue, Prestatyn

## 2 Bedrooms - Bungalow - Detached

Welcome to Roy Avenue, Prestatyn - a charming location for this delightful detached bungalow! This property boasts a beautifully presented reception room ideal for living, dining and perfect for relaxing. With two bedrooms, there's ample space for guests to stay over. Benefitting from a newly installed high specification Kitchen and Bathroom which are well-appointed and offers convenience for daily use. This bungalow provides parking for up to multiple vehicles, ensuring you and your guests always have a place to park. The detached nature of the property offers privacy and a sense of tranquillity being within very close proximity to the seaside promenade. Whether you're looking for a peaceful place to call home or a holiday getaway, this bungalow on Roy Avenue is sure to capture your heart. Don't miss out on the opportunity to make this charming property your own!



### Accommodation

via a uPVC door, leading into the;

### Entrance Porch

6'5" x 4'9" (1.97m x 1.45m)

Having uPVC double glazed units and a timber front door leading into the;

### Entrance Hallway

Having lighting, power points and doors off to further accommodation

### Lounge

12'9" x 11'1" (3.89m x 3.38m)

Having lighting, power points, radiator, fireplace with complementary surround and hearth and a large uPVC double glazed bay window onto the front elevation.



### Kitchen

8'6" x 7'8" (2.60m x 2.36m)

Comprising of wall, drawer and base units with a complementary worktop over, lighting, power points, tiled walls, integrated oven with four ring gas hob and extractor fan above, stainless steel sink and a half and drainer with a stainless steel mixer tap over, void for under the counter appliances, uPVC double glazed windows onto the side elevation and a double glazed door giving access to the side elevation.

### Bathroom

7'1" x 5'3" (2.18m x 1.62m)

Comprising of a low flush W.C., hand-wash basin with mixer tap over, bath with taps over and a wall mounted shower head, lighting and two uPVC double glazed obscure windows onto the side elevation.

### Bedroom One

12'7" x 9'8" (3.84m x 2.97m)

A large bedroom to the rear, having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.



### Bedroom Two

11'3" x 8'3" (3.43m x 2.52m)

A good sized double to the rear, having lighting, power points, radiator and double timber doors leading into the;

### Conservatory

7'7" x 6'10" (2.33m x 2.09m)

Having uPVC double glazed units and a uPVC double glazed door giving access to the rear garden.

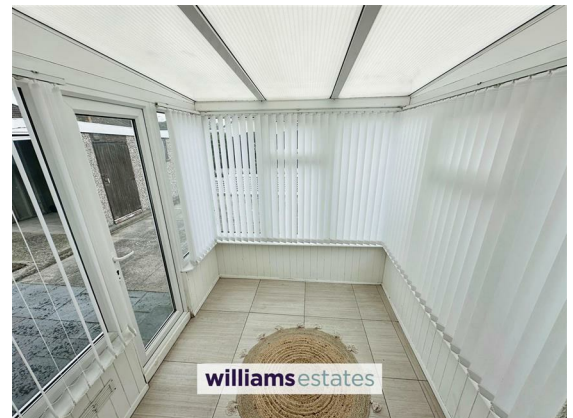
### Outside

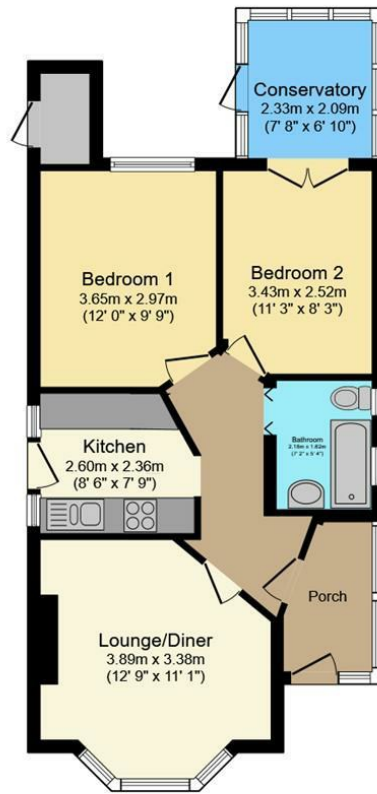
The property is approached via a concreted pathway leading up to the accommodation with the front garden being of ease and low maintenance and offering space for off-road parking. There is a large timber gate providing access to the side of the property.

To the rear the garden is ideal for alfresco dining as it is paved also for ease and low maintenance. Having a further area that is laid to lawn and bound by timber fencing. The garage can also be access from the rear garden having an up and over door with power and lighting and there is also a store room housing the boiler.

### Agent Notes

The property benefits from an electric car charging point to the outside of the property as well as external insulation.





## Floor Plan

Floor area 59.5 sq.m. (641 sq.ft.)

TOTAL: 59.5 sq.m. (641 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)

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>85</b> |
| (69-80) <b>C</b>                            | <b>71</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 |           |

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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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