



**18 Charleston Avenue, Prestatyn,
Denbighshire, LL19 7EB**

£167,500

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EPC - D66 Council Tax Band - C Tenure - Freehold

Charleston Avenue, Prestatyn

2 Bedrooms - Bungalow - Detached

Available with no onward chain, this detached bungalow is ideally located in a popular residential area of Prestatyn, offering easy access to local amenities and the beautiful seaside promenade. The property benefits from wheelchair-adapted front-door access, including a ramp, making it suitable for a range of buyers seeking accessible accommodation.

The accommodation briefly comprises an entrance hallway, a spacious lounge, a fitted kitchen, conservatory, two double bedrooms, and a wet room. Externally, the property provides off-road parking, a garage, and gardens to both the front and rear, offering private outdoor space for relaxation or gardening.

With its convenient location, accessible features, and potential to personalise, this home represents an excellent opportunity. Viewing is essential.



Accommodation

Via a uPVC double glazed decorative door leading into the entrance hallway.

Entrance Hallway

Is of a really good size having lighting, telephone point, radiator, cupboard housing the electric meter and doors off.

Lounge

16'3" x 11'6" (4.97 x 3.53)

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



Kitchen

10'10" x 10'7" (3.31 x 3.23)

Comprising of wall, drawer and base units with worktop surfaces over, sink and drainer with stainless steel mixer tap over, integrated double oven, void and plumbing for washing machine, wall mounted Worcester Boiler, lighting, power points, radiator, partially tiled walls, space for dining, a uPVC double glazed window onto the rear elevation and a uPVC double glazed obscure door giving access to the conservatory.

Conservatory

12'7" x 8'8" (3.86 x 2.66)

Having power points, sliding patio door onto the rear elevation and a double glazed obscure door onto the side elevation.

Bedroom One

14'0" x 8'10" (4.27 x 2.71)

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

Bedroom Two

14'0" x 8'1" (4.27 x 2.48)

Having lighting, power points, radiator, fitted wardrobes and a large uPVC double glazed window onto the front elevation.



Wet Room

7'6" x 7'5" (2.29 x 2.28)

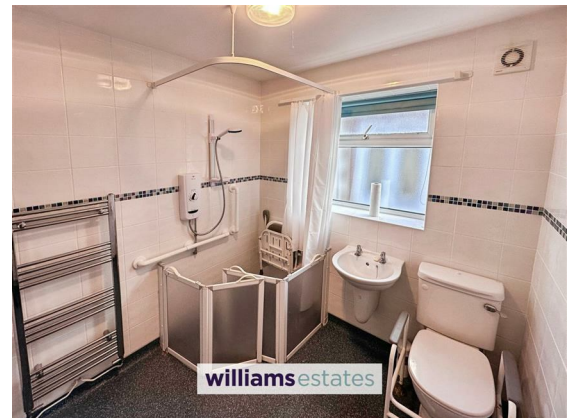
Comprising of a low flush W.C., hand wash basin with stainless steel taps over, wall mounted shower head, non slip flooring, fully tiled walls, wall mounted heated towel rail, lighting, extractor fan, loft hatch access and a uPVC double glazed obscure window onto the side elevation.

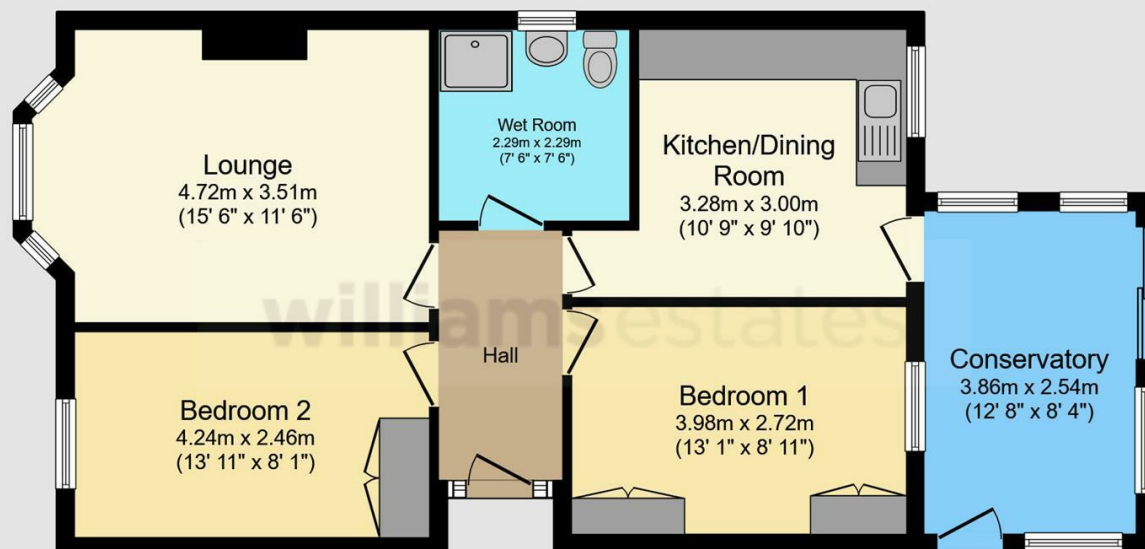
Outside

The property is approached via a driveway providing off road parking with a ramp leading up to the accommodation with the front garden being mainly laid to lawn with decorative borders with flowing plants and shrubs, of ease and low maintenance and is bound by fencing. The garden to the rear enjoys a sunny aspect all day long and being mainly laid to lawn with access into the garage and shed facility and is bound by timber fencing.

Directions

Proceed from our Prestatyn office to the mini roundabout, turn right and continue down the hill, over the railway bridge and turn right to the traffic lights. Turn left and continue along the coast road, to the Ffrith Festival Gardens. Turn left at the traffic lights onto Ceg Y Ffordd and immediate right onto Lon Dyfi turning left onto Marion Road. Continue along Marion Road onto Garnett Drive and Charleston Avenue can be found on the right hand side.





Floor Plan

Floor area 70.4 sq.m. (758 sq.ft.)

Total floor area: 70.4 sq.m. (758 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		84
(69-80) C		
(55-68) D	66	
(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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