



**24 The Avenue, Prestatyn,
Denbighshire, LL19 9RE**

£320,000

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EPC - E53

Council Tax Band - E

Tenure - Freehold

The Avenue, Prestatyn

3 Bedrooms - House - Detached

A well presented detached bungalow located in the popular residential area of Upper Prestatyn having stunning panoramic views of the North Wales Coastline over Prestatyn. The spacious accommodation briefly comprises of entrance porch, dining hall, shower room, living room, conservatory, modern fitted bathroom, kitchen diner and three bedrooms. To the outside ample parking to the front and a low maintenance garden to the rear. The property benefits from having double glazing and gas fired central heating. Viewing highly recommended.



Accommodation

Via a modern composite door leading into the entrance hallway.

Entrance Hallway

Having coved ceiling, laminate flooring, built in storage cupboard and doors off.

Shower Room

7'5" x 4'9" (2.281 x 1.451)

Fitted with a low flush W.C., vanity hand wash basin, shower enclosure, tiled walls, heated towel rail, laminate flooring and obscure double glazed window.

Dining Hall

17'8" x 8'4" (5.387 x 2.549)

Having coved ceiling, lighting, power points, radiator, laminate flooring, double glazed window overlooking the front elevation with views towards the mountain and doors off.

Bathroom

8'1" x 7'6" (2.478 x 2.293)

Fitted with a vanity hand wash basin, modern free standing bath with telephonic shower head and mixer tap over, low flush W.C., two heated towel rails, shaver socket, tiled walls, wooden flooring, extractor fan and obscure double glazed window.

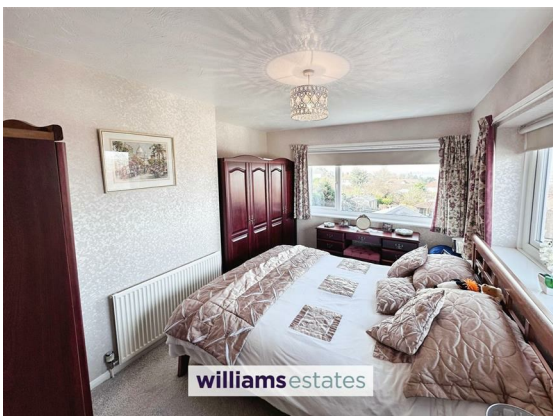
Steps Leading Up To The Bedrooms

Having coved ceiling, radiator, lighting and double glazed window overlooking the side elevation enjoying the panoramic views towards the North Wales coastline.

Bedroom Two

8'5" x 7'4" (2.577 x 2.237)

Having lighting, power points, radiator and double glazed window overlooking the front elevation enjoying views of the mountain.



Bedroom One

13'8" x 10'3" (4.177 x 3.141)

Having lighting, power points, radiator and double glazed windows overlooking the side and rear elevations enjoying the panoramic views of the North Wales coastline.

Living Room

14'8" x 10'8" (4.488 x 3.262)

Having coved ceiling, lighting, power points, radiator, TV aerial point, wall mounted electric fire, obscure double glazed to the side elevation and double glazed sliding patio door leading into the conservatory.

Conservatory

14'4" x 5'6" (4.372 x 1.700)

Having lighting, power points and double glazed windows surrounding.

Steps Leading Down To Kitchen

Having built in storage cupboard providing ample storage space and door leading into the kitchen.

Kitchen Diner

16'6" x 8'5" (5.035 x 2.581)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, sink and drainer with mixer tap over, built in oven with halogen hob and extractor hood over, void for an American style fridge freezer, integrated dishwasher, part tiled walls, power points, lightning, laminate flooring, double glazed window overlooking the rear elevation with views the North Wales Coastline, double glazed door giving access onto the rear garden and door leading into bedroom three/reception room.

Bedroom Three/Reception Room

10'1" x 8'5" (3.079 x 2.586)

Having lighting, power points, radiator obscure double glazed window to the side elevation and double glazed window overlooking the front elevation.

Loft Room

12'11" x 7'4" (3.96 x 2.24)

Having lighting and providing ample storage space.

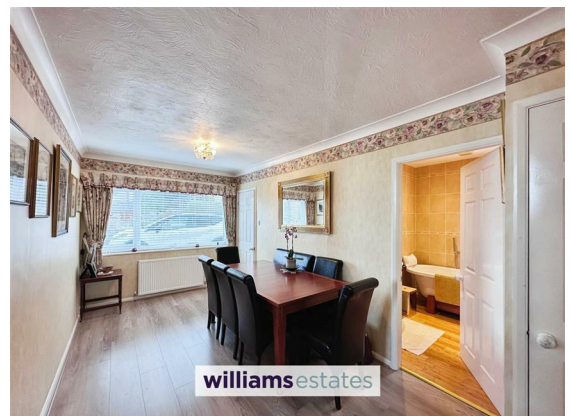
Outside

The property is approached via a good sized driveway providing ample off street parking and is bound by walling. A timber gate allowing access to the enclosed rear garden.

The garden to the rear being paved for ease of maintenance with raised beds and bound by walling.

Directions

Proceed left from our Prestatyn Office left and at the mini roundabout continue across taking the third turning left onto The Avenue. Proceed up to the top and the property can be seen on the right hand side.





Lower Ground Floor
Floor area 26.1 m² (281 sq.ft.)

Ground Floor
Floor area 81.4 m² (876 sq.ft.)

TOTAL: 107.5 m² (1,157 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(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.

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