



## **2 Beach Avenue, Prestatyn, Denbighshire LL19 7PB**

An opportunity to acquire a stunning Detached Bungalow in a prime location, just a short walk away from local amenities and the Sea Front. The Bungalow has been extended to its rear to provide fantastic open plan living and is sited on a corner plot with impressive gardens that surround the bungalow, providing a private and tranquil setting.

The accommodation briefly affords: Entrance Lobby, Inner Hall, Open Plan Kitchen/Dining/Living area, Utility Room and WC off. The property benefits from four Bedrooms, Box Room/Office and a modern Family Bathroom.

The property also benefits from a partly boarded loft with a pull down ladder and the boiler is 5 years old. The property is sited on a corner plot with ample off road parking for a number of vehicles.



**£399,995**

**Entrance Lobby**

**Inner Hall**

**Open Plan Kitchen/Dining/Living Area**

25' x 22'4 (7.62m x 6.81m)

**Living/ Dining Area**

**Lounge Area**

**Utility Room**

**WC Off**

**Master Bedroom**

11'7 x 15'5(to front of wardrobes) (3.53m x 4.70m(to front of wardrobes))

**Bedroom 2**

12'2 x 9'8 (3.71m x 2.95m)

**Bedroom 3**

12'4 x 7' (3.76m x 2.13m)

**Bedroom 4**

7'7 x 11'8 (2.31m x 3.56m)

**Box Room/Office**

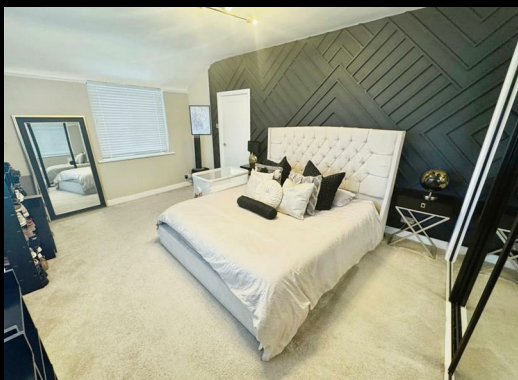
7'6 x 5'6 (2.29m x 1.68m)

**Family Bathroom**

**Exterior**

Number 2 is sited on a corner plot benefitting from gardens to the front, side and rear. Resin walkway to the front entrance and pattern concreted driveway providing off road parking for a number of vehicles and having powder coated steel gates. The front garden has a large decked area perfect for entertaining and al fresco dining. The side garden is mainly lawned with privet hedging. The rear garden is lawned and having flagged areas. Outside security lighting.

**Detached Garage**



### Directions

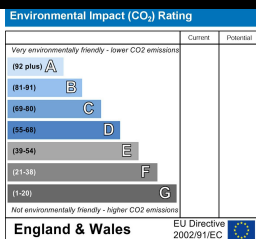
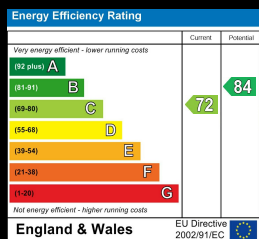
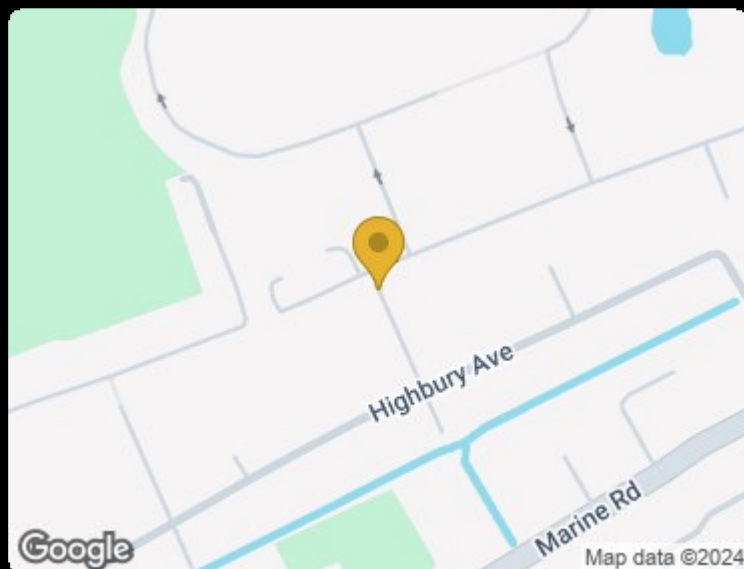
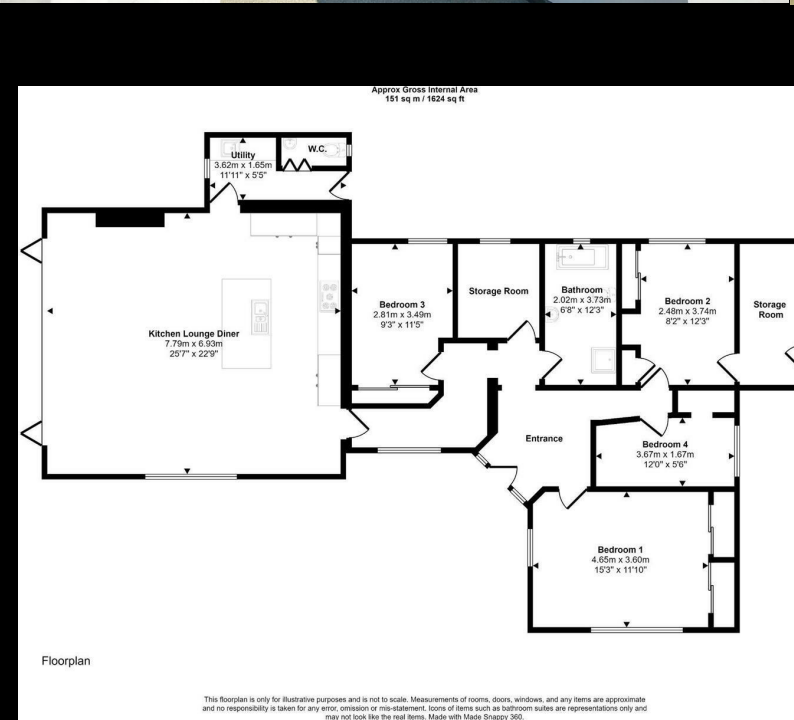
From the Agents office proceed along the A548 Coast Road to Prestatyn. Proceed into Prestatyn and at the traffic lights by the Former TA Centre turn left onto Bastion Road and take the first right into Highbury Avenue. Continue down taking the second right into Beach Avenue and Number 2 will be found on the left hand side.

### Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 5th September 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. COUNCIL TAX BAND D - FREEHOLD
10. The owner of this property is one of the owners of Jones & Redfearn Estate Agents





3/5 RUSSELL ROAD, RHYL, LL18 3BS  
CLWYD ESTATES LTD T/A JONES AND REDFEARN

