

SIMPLY ESTATES



Overton Avenue, Prestatyn, W19
£145,000



Conveniently situated, this charming bungalow provides effortless access to the town center, nearby amenities, and the beach. Newly decorated with a modern style, it's the perfect residence for those seeking to downsize and enjoy a contemporary living space beach.

This immaculate property is presented in great condition thanks to the improvements made by the current owners.

As you enter, you'll be greeted by an entrance hall, leading you to a newly fitted kitchen, a comfortable living room, a modern family bathroom, and two bedrooms. Experience the joy of a move-in ready home with no chain.

Externally, this property features a low-maintenance front yard with off-road parking and the added convenience of double gates leading to the rear garden. The large rear garden offers endless possibilities as it is currently laid to lawn and concrete, providing a blank canvas for you to unleash your creativity and design your own outdoor sanctuary.

Kitchen

6'10" x 10'2" (2.09 x 3.12)

Newly fitted grey gloss kitchen, adorned with a sleek white speckle worktop. This modern and stylish kitchen boasts integrated oven, hob, and hood, seamlessly combining functionality with contemporary design. Convenient undercounter space is available to accommodate your appliances. There is an external door providing access to the rear garden as well as a convenient storage cupboard that houses the boiler.

Lounge

12'11" x 11'4" (3.95 x 3.46)

Accessed from the entrance hall, neutrally decorated with feature fireplace. the lounge offers a versatile backdrop to suit your personal style. The large front-facing window floods the room with natural light, creating a bright and airy atmosphere.

Family Bathroom

6'5" x 4'3" (1.98 x 1.30)

Although in need of some TLC this bathroom is neutrally decorated and functional with shower over the bath. With a little creativity and attention, this space has the potential to be transformed into a stylish and functional oasis.

Main Bedroom

10'1" x 10'8" (3.09 x 3.26)

Neutrally decorated and newly carpeted with rear facing window.

Bedroom Two

9'7" x 6'5" (2.93 x 1.96)

Neutrally decorated and newly carpeted with rear facing window.

Disclaimer

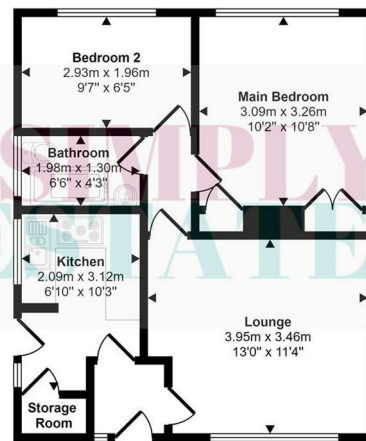
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Floor Area: 538.00 sq ft
Plot Size: 0.07 acre(s)
Tenure: Freehold
Council: Denbighshire
Band: C



Approx Gross Internal Area
46 sq m / 495 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Directions

From Rhyl take the A548 towards Prestatyn. Opposite Ffrith Beach Festival Gardens turn right onto Ceg-Y-Ffordd. Then first left onto Seabank Drive, take the second turn on the right into Milmor Way. The first on the left is Overton Avenue.

