

# Property Details

5, West Avenue, Prestatyn,  
Denbighshire, LL19 9EY

Offers in Excess of **£400,000**





# Property Photos

5, West Avenue, Prestatyn, Denbighshire, LL19 9EY



Creation Date

06/02/2025



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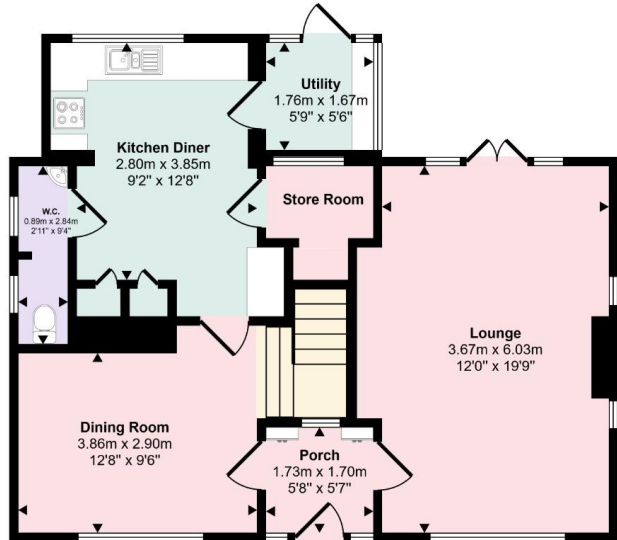
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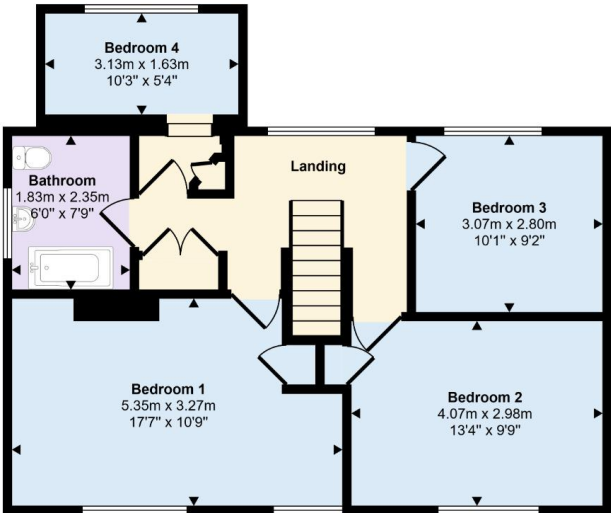
# Property Floor Plans

5, West Avenue, Prestatyn, Denbighshire, LL19 9EY

Approx Gross Internal Area  
129 sq m / 1389 sq ft



Ground Floor  
Approx 67 sq m / 718 sq ft



First Floor  
Approx 62 sq m / 671 sq ft

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.

# Property Info

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Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
1
Receptions
2
Tenure Type
Freehold
Floor Area
1367
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

# Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Central, Double Glazing, Gas, Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

# Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Offers in Excess of
Price
£400,000
Land Size
Less than an acre
Age of Property
-
Year Built
1920
New Home
No



# Property Features

5, West Avenue, Prestatyn, Denbighshire, LL19 9EY

## Feature 1

Four Well-sized Bedrooms And Family Bathroom

## Feature 2

Restored Parquet Flooring On The Ground Floor

## Feature 3

Spacious Lounge, Dining Room, And Kitchen With Wc Off

## Feature 4

Sought After Position

## Feature 5

Large Gardens And Plenty Of Parking

## Feature 6

Excellent Storage Throughout The Home

# Property Description

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## Four bedroom family home in Upper Prestatyn

Located in the highly desirable area of Upper Prestatyn, this 1920s family home offers period charm & lots of potential. The property is well proportioned, with spacious rooms that maintain the character and elegance of its era along with well maintained and updated accommodation throughout.

Upon entering the home, you are welcomed by an entrance hall with built in cupboards for coat storage and original feature stained glass window. This leads into a welcoming well lit lounge with matching alcove stained glass windows. This room retains much of its original charm, with restored parquet flooring that runs throughout the lounge, dining room and entrance hall. The adjacent dining room provides a perfect space for family meals or entertaining guests. The kitchen, which is well-sized and functional, benefits from a WC off, ideal for convenience, and leads through to a utility/ back porch, which has plumbing for a washing machine and dryer and leads onto the large rear gardens.

Upstairs, the property offers four good sized bedrooms, each of which provides ample space and storage. The family bathroom, located on the first floor, is thoughtfully laid out to serve the needs of a busy household. Throughout the home, there is an abundance of storage, with well-designed cupboard space and areas for additional storage, making it particularly suited to families or those with lots of belongings.

Outside, the property is set on a sizeable plot with well-maintained gardens that provide both a peaceful retreat and ample space for children to play or for outdoor entertaining. The garden backs onto a private bowling green which provides further privacy. Now used as a patio area the foundations for a previous garage are still in place, should a new user wish to re instate. The extensive driveway offers plenty of parking space, with room for several vehicles, and the large gardens allow for potential further development or simply to enjoy as they are.

With its ideal location, close to local amenities, schools, and transport links, this home is

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perfect for those seeking both convenience and a comfortable, character-filled living space. The combination of original features, generous room sizes, and practical family-friendly design make this a rare opportunity in a sought-after area.

Tenure: Freehold

Services: Mains gas, electric and drainage.

The property was re wired in June 2015 & has wired in smoke alarms.

Fast fibre broadband to the property.

Boiler Info: Location: In ground floor WC. Age: 10+ Years. Regularly serviced. Hive heating system that is very efficient.

Age: 1920's

Gardens: The triangular piece of garden to the rear is on a separate possessory title.