

**27a Clwyd Avenue, Prestatyn,
Denbighshire, LL19 9NG**

£379,950

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EPC - D68 Council Tax Band - E Tenure - Freehold

Clwyd Avenue, Prestatyn

3 Bedrooms - House - Detached

A beautifully presented spacious detached house within walking distance to all local amenities, bus and train stations, local schools and seaside promenade. The spacious accommodation briefly comprises of entrance porch a spacious hallway, lounge, open plan kitchen and dining area, three bedrooms and a spacious family bathroom. To the outside ample parking for several vehicles and garage to the front and low maintenance garden to the rear with purpose built summerhouse/garden room. Viewing essential to fully appreciate what the property has to offer.



Accommodation

Via a modern composite door with obscure glazed panelling leading into the entrance porch.

Entrance Porch

6'0" x 4'10" (1.84 x 1.48)

Having lighting, space for shoe storage and timber framed feature single glazed door with single glazed panelling adjacent leading into the entrance hallway.

Entrance Hallway

Is a really good size having lighting, power points, radiator, stairs off to the first floor landing and doors off.

Lounge

19'3" x 14'9" (5.87 x 4.52)

Having lighting, power points, two modern radiators, feature circular glazed windows to the side elevation and a uPVC double glazed window to the front elevation enjoying views up towards Prestatyn Hillside.

Open Plan Kitchen Dining Room

30'6" x 9'6" (9.31 x 2.91)

Having lighting, power points, wall mounted modern radiators, a uPVC double glazed sliding patio doors giving access onto the rear garden, a uPVC double glazed window onto the rear elevation and space for dining. The kitchen area is fitted with a range of modern wall, drawer and base units with complementary worktop and splash back, breakfast bar ideal for dining, integrated fridge freezer, integrated dishwasher & washing machine, built in oven with for ring induction hob with stainless steel extractor fan above, stainless steel sink and drainer with stainless steel mixer tap above and inset spot lighting.

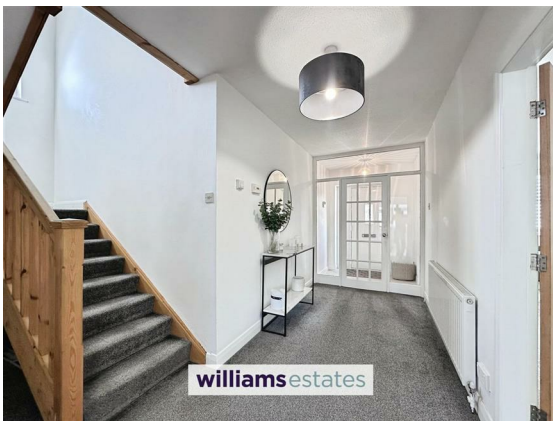
Stairs Off To The First Floor Landing

Having a turned staircase, a uPVC double glazed obscure window to the side elevation, lighting, loft access hatch, power points and doors off.

Bedroom One

15'0" x 12'8" (4.58 x 3.88)

Having lighting, power points, radiator, fitted wardrobes ideal for storage and a uPVC double glazed window onto the front elevation looking out onto Prestatyn Hillside.



Bedroom Two

13'3" x 12'9" (4.06 x 3.89)

Having lighting, power points, radiator, vanity hand wash basin with stainless steel mixer tap over, inbuilt cupboards for storage and a uPVC double glazed window onto the rear elevation having views out towards the North Wales Coastline.

Bedroom Three

15'2" x 11'10" (4.64 x 3.63)

Having lighting, power points, radiator, fitted wardrobes, a uPVC double glazed window onto the front elevation with views of Prestatyn Hillside and a uPVC double glazed door giving access onto the balcony.

Family Bathroom

15'1" x 9'0" (4.61 x 2.75)

Comprising of a low flush W.C., hand wash basin with stainless steel mixer tap over, free standing bath with mixer tap over, walk in shower enclosure with wall mounted shower head, wall mounted heated towel rail, partially tiled walls, lighting, radiator, extractor fan and a uPVC double glazed obscure windows onto the rear elevation.

Outside

The property is approached via a blocked paved driveway providing ample parking for several vehicles with the front garden being bound by fencing. The driveway leads to an attached garage. The enclosed rear garden being landscaped for ease of maintenance with decked patio and areas laid with slate and is bound by timber fencing. The property has the added benefit of having a timber built summer house/garden room.

Summer House/Garden Room

24'11" x 11'10" (7.61 x 3.62)

Fully cladded with lighting, power points, electric radiator, a uPVC double glazed window to the front and a uPVC double glazed double patio doors giving access onto the garden.

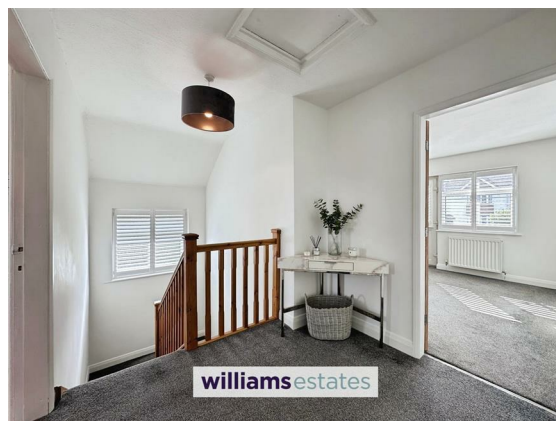
Garage

17'6" x 8'10" (5.35 x 2.70)

Having an up and over door, lighting, power points and wall mounted central heating boiler.

Directions

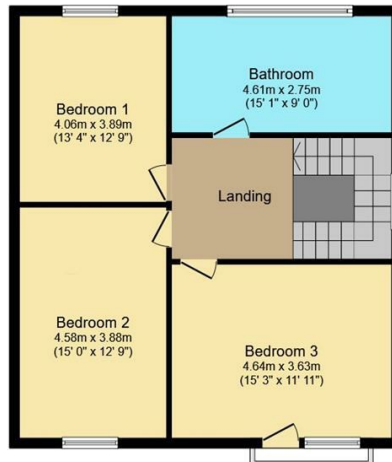
Proceed right from Prestatyn office onto Gronant Road and continue along passing the Tennis Club on the right. Turn next left onto Mostyn Avenue and next left onto Clwyd Avenue where the property can be found on the right hand side.





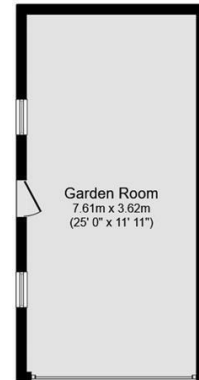
Ground Floor

Floor area 84.5 sq.m. (909 sq.ft.)



First Floor

Floor area 71.1 sq.m. (766 sq.ft.)



Garden Room

Floor area 27.5 sq.m. (297 sq.ft.)

Total floor area: 183.2 sq.m. (1,971 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		
(69-80) C		81
(55-68) D	68	
(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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