

## 1 Bryntirion Avenue, Prestatyn, LL19 9PB – £460,000

Tenure: Freehold – Council Tax: G – EPC: 14G

Positioned on a generous corner plot, this substantial five double bedroom property offers an exciting opportunity for buyers seeking a rewarding project. With impressive proportions and a versatile layout, this home has the potential to be transformed into a truly magnificent family residence.

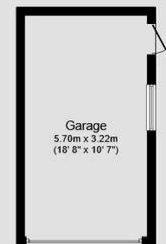
The property benefits from two separate driveways and two garages, providing ample parking and storage. Inside, all five bedrooms are well-sized doubles, offering plenty of space for family living or guest accommodation.



**Ground Floor**  
Floor area 157.9 sq.m. (1,700 sq.ft.)



**First Floor**  
Floor area 105.7 sq.m. (1,137 sq.ft.)



**Garage**  
Floor area 18.1 sq.m. (195 sq.ft.)

Total floor area: 281.7 sq.m. (3,032 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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