

8 Plas Avenue, Prestatyn, Denbighshire LL19 9NH

£395,000



Situated in a sought after location within Upper Prestatyn, just a short walk from amenities is this spacious detached dormer bungalow which has been modernised to a high standard by the current owners. It offers a two reception rooms, fitted kitchen, two shower rooms and four bedrooms arranged over the ground and first floor. Having a block paved driveway and an attached garage, the rear garden is a particular feature being well presented with a large patio and manicured lawn.

DIRECTIONS From the Prestatyn office turn right and continue onto Gronant Road take the first left onto Mostyn Avenue, left onto Plas Avenue and the property will be found on the left.

Key Features

- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO AMENITIES
- MODERNISED BY CURRENT OWNERS
- SPACIOUS ACCOMMODATION
- TWO RECEPTION ROOMS
- FOUR BEDROOMS
- TWO SHOWER ROOMS
- DRIVEWAY & MANICURED GARDENS
- FREEHOLD
- COUNCIL TAX - E EPC - tbc

Approx Gross Internal Area
162 sq m / 1739 sq ft



Ground Floor
Approx 117 sq m / 1260 sq ft

First Floor
Approx 45 sq m / 479 sq ft

Denotes head height below 1.5m

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.

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate agents having carried out a walk through inspection. These sales particulars are prepared under the consumer regulations 2008 and are governed by the business from misleading marketing regulations 2008.