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2 First Avenue, Prestatyn – LL19 7LP
£289,950

2 First Avenue

Prestatyn

A beautifully presented and fully renovated detached bungalow within walking distance to the seaside promenade, bus and train stations and the town centre amenities. The spacious accommodation briefly comprises of entrance hallway, good sized lounge, ground floor bedroom, ground floor bathroom, open plan modern fitted kitchen and living area, to bedrooms and cloakroom to the first floor. Located on a corner plot providing gardens to the front, side and rear with off road parking for several vehicles and a detached garage. Viewing highly recommended.

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Accommodation

Via a uPVC double glazed door leading into the entrance porch.

Entrance Porch

Having tiled flooring and hardwood timber glazed door leading into the entrance hallway.

Entrance Hallway

Having coved ceiling, inset spot lighting, power points, radiator, laminate flooring and doors off.

Lounge

Dimensions: 5.605 x 4.091 (18'4" x 13'5"). Having coved ceiling, lighting, power points, TV aerial point, wall light points, two radiators, feature fireplace housing an electric fire, laminate flooring, a uPVC double glazed window overlooking the front enjoying views towards Prestatyn Hillside.

Bedroom One

Dimensions: 3.797 x 3.122 (12'5" x 10'2"). Having coved ceiling, lighting, power points, radiator, built in wardrobes with sliding doors, laminate flooring and a uPVC double glazed bay window overlooking the front elevation enjoying views towards Prestatyn Hillside.

Bathroom

Dimensions: 2.630 x 1.943 (8'7" x 6'4"). Fitted with a white three piece suite comprising of low flush W.C., vanity hand wash basin, panelled bath with shower over and waterfall shower head, tiled walls, radiator, built in airing cupboard, inset spot lighting, extractor fan and obscure double glazed window onto the side elevation.



Kitchen

Dimensions: 4.340 x 3.726 (14'2" x 12'2"). Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, ceramic sink and drainer with stainless steel mixer tap over, eye level double oven, halogen hob with stainless steel extractor hood over, partially tiled walls, integrated washing machine, integrated dishwasher, void for free standing fridge freezer, tiled flooring, coved ceiling, a uPVC double glazed window onto the side elevation and opening into the living room.

Living Area

Dimensions: 4.592 x 4.073 (15'0" x 13'4"). Having coved ceiling, lighting, power points, radiator, TV aerial point, laminate flooring, built in storage cupboard a uPVC double glazed window onto side elevation and double glazed double doors allowing access onto the rear garden.

Stairs Leading To The First Floor

Having a uPVC double glazed window onto the side elevation, stairs off to the first floor landing and doors off.

Cloakroom

Comprising of low flush W.C., vanity hand wash basin, radiator, inset spot lighting, tiled flooring and extractor fan.

Bedroom Two

Dimensions: 4.590 x 2.592 (15'0" x 8'6"). Having lighting, power points, radiator, TV aerial point, storage into the eaves and Velux window.

Bedroom Three

Dimensions: 3.894 x 3.304 (12'9" x 10'10"). Having lighting, power points, radiator, storage into the eaves and Velux window.

Outside

The property is approached via a large timber gate allowing access onto the blocked paved driveway and front garden providing ample parking for several vehicles and is bound by fencing. A timber gate allows access onto the enclosed rear garden. side by way of our For Sale board.



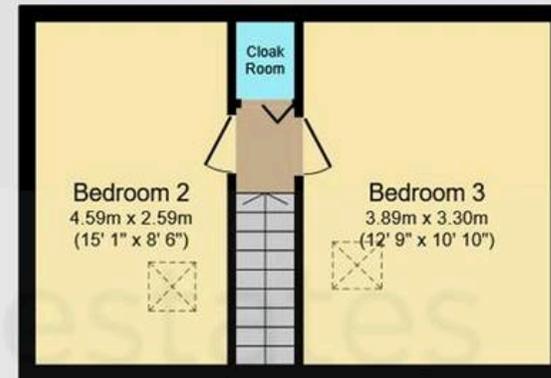


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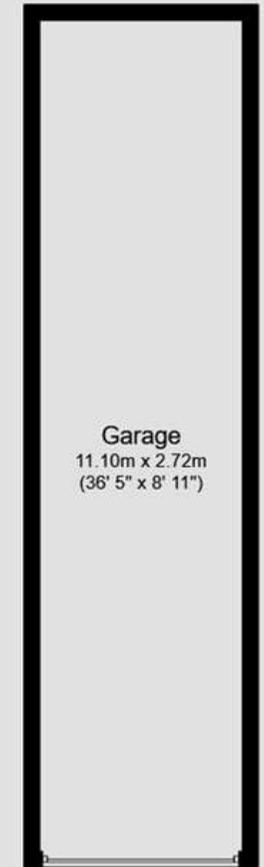
Ground Floor

Floor area 96.0 sq.m. (1,033 sq.ft.)



First Floor

Floor area 31.8 sq.m. (342 sq.ft.)

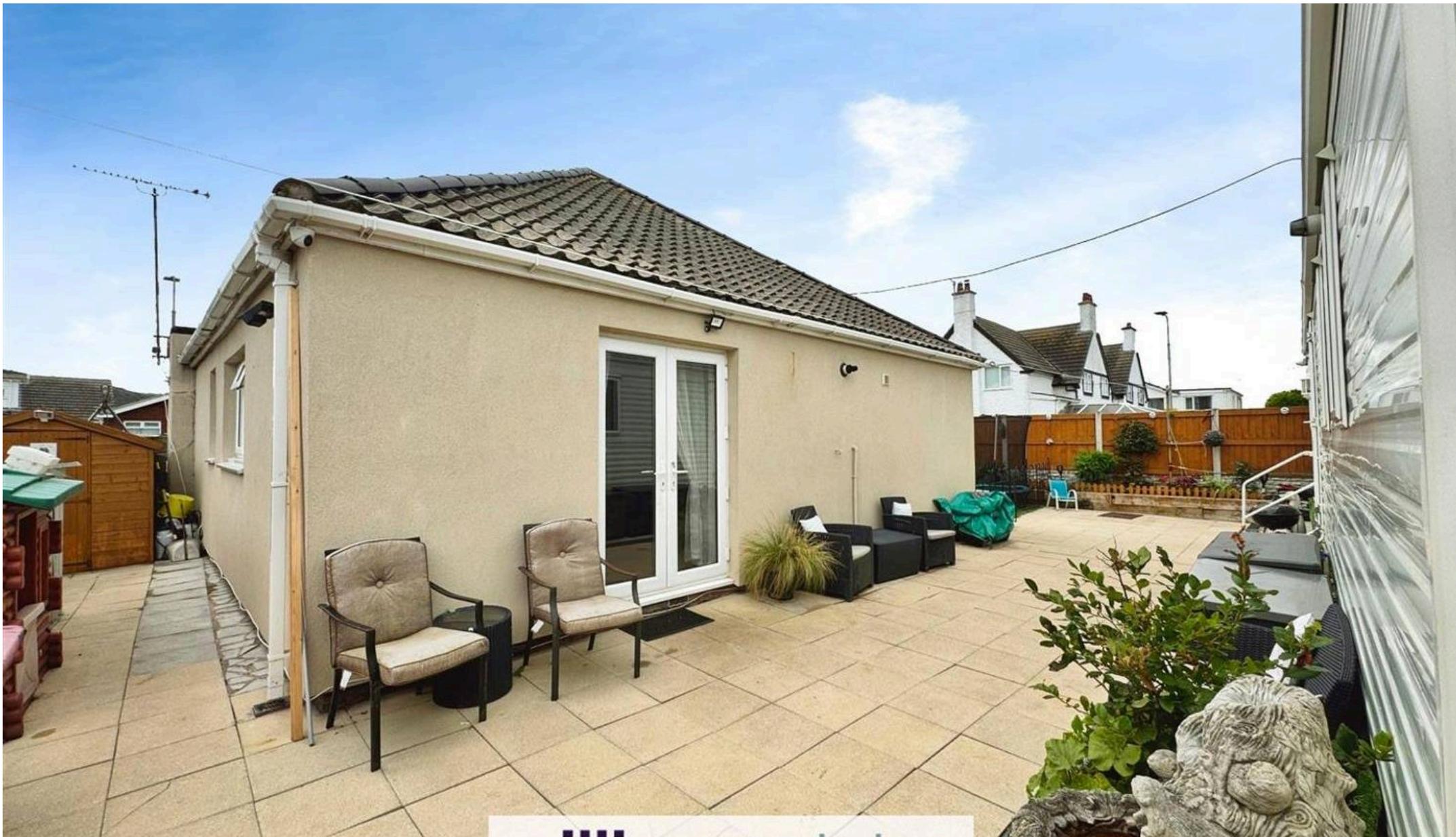


Garage

Floor area 30.2 sq.m. (325 sq.ft.)

Total floor area: 158.0 sq.m. (1,701 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



Williams Estates Prestatyn Office

Williams Estates, 11 Meliden Road - LL19 9SB

01745888900 • prestatyn@williamsestates.com • www.williamsestates.com/

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