



## 10 Third Avenue, Prestatyn LL19 7LW £230,000

Tenure: Freehold EPC: D66 Council Tax Band: C

This two bedroom semi detached house is situated on a larger than average plot within a quiet cul-de-sac, offering a rare opportunity for further development (subject to the relevant planning permissions). The location is highly convenient, being within walking distance of local amenities, making it ideal for a range of buyers including first-time buyers, young families, or those seeking to downsize. The property comprises a welcoming lounge, a spacious kitchen diner, a separate utility room, and a ground floor shower room, providing flexible living accommodation. Upstairs, there are two generously sized double bedrooms and a family bathroom. Ample parking is available to the front and side of the property, and the extensive gardens further enhance the sense of space and potential. The property also benefits from a two bedroom static caravan, which could offer additional accommodation or a home office solution or offering an unique opportunity for guest accommodation, multi-generational living, or a potential rental income (subject to relevant permissions).



Total floor area: 81.1 sq.m. (873 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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