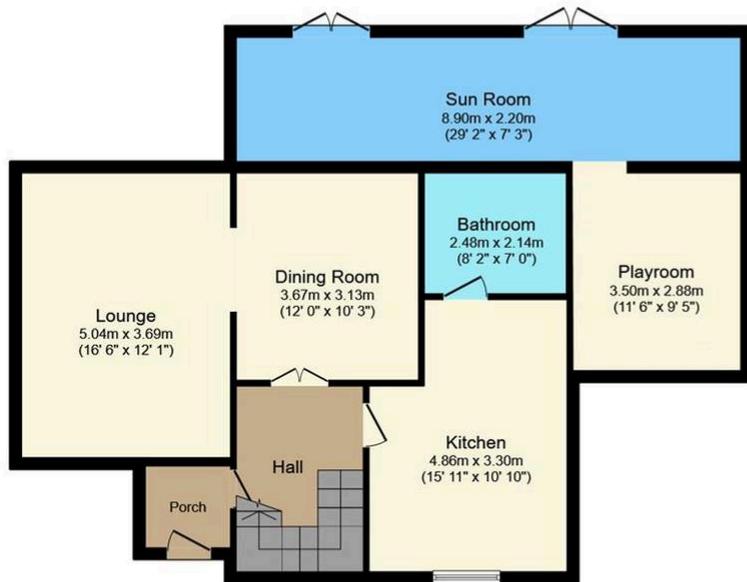




## 4 First Avenue, Prestatyn, LL19 7LP – Offers Over £335,000

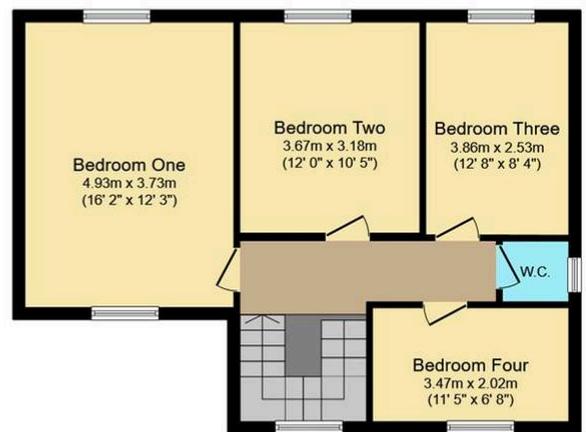
Tenure: Freehold – Council Tax: F – EPC: D62

This traditional property is just a stone's throw from the seaside and boasts three reception rooms, offering ample space for entertaining or relaxing with family. As you step inside, you'll be greeted by a home filled with character and warmth, perfect for creating lasting memories. The property features a well-maintained bathroom and a good-sized enclosed rear garden, ideal for enjoying the outdoors in privacy.



### Ground Floor

Floor area 94.9 m<sup>2</sup> (1,022 sq.ft.)



### First Floor

Floor area 60.3 m<sup>2</sup> (649 sq.ft.)

**TOTAL: 155.2 m<sup>2</sup> (1,671 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](http://www.Propertybox.io)



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