

26 Highbury Avenue, Prestatyn, Denbighshire LL19 7NS

£260,000

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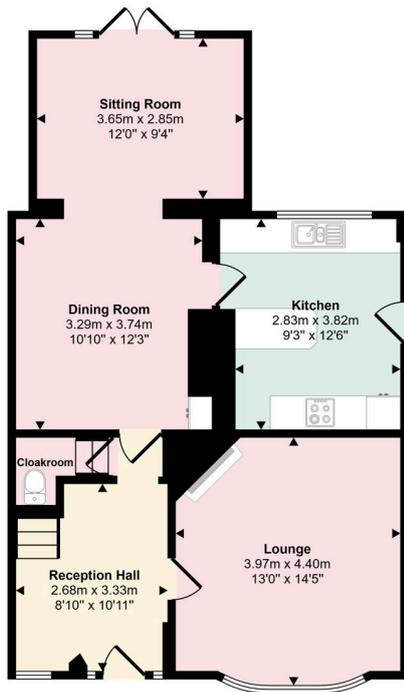
This family home is situated in a most convenient position, within walking distance of the beach, train station and main town with popular retail park. Having spacious living accommodation, fitted kitchen, useful down stairs cloakroom, four good size bedrooms and a four piece family bathroom. Benefitting from a driveway and enclosed good size rear garden.

**DIRECTIONS** From the Prestatyn office turn left and right at the mini roundabout, proceed past the bus station, over the railway bridge and continue to the traffic lights, proceed straight ahead and take the first right onto Highbury Avenue and the property will be seen on the right hand side.

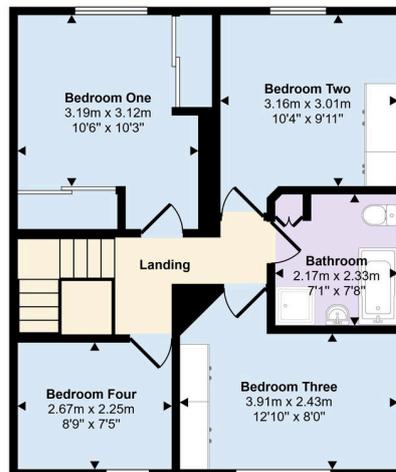
## Key Features

- SUBSTANTIAL FAMILY HOME
- WALKING DISTANCE OF BEACH AND TOWN
- GOOD SIZE LIVING ACCOMMODATION
- FOUR BEDROOMS
- FOUR PIECE BATHROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY
- FREEHOLD
- EPC - tbc
- COUNCIL TAX - D

Approx Gross Internal Area  
122 sq m / 1313 sq ft



Ground Floor  
Approx 67 sq m / 720 sq ft



First Floor  
Approx 55 sq m / 593 sq ft

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

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