

## 4 Tudor Avenue, Prestatyn, Denbighshire LL19 9HN

£450,000

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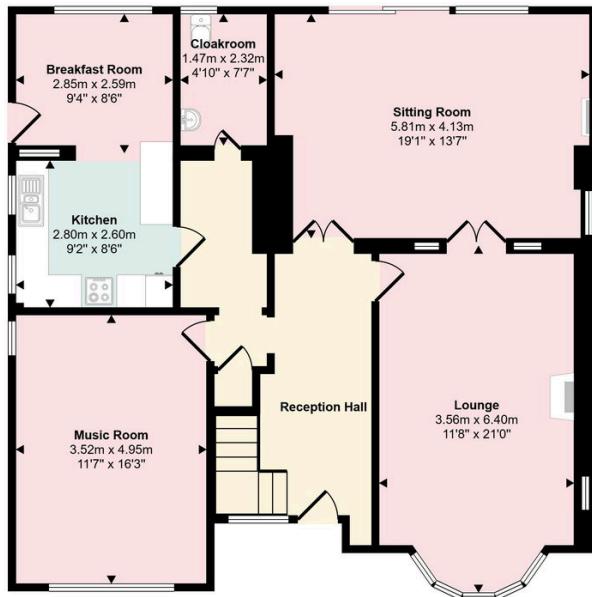
This detached spacious property is located in a convenient location within walking distance of all amenities and stands in large gardens with off road parking and a Detached Garage. The property offers three good size reception rooms, kitchen with breakfast area, reception hall with cloakroom and four good size bedrooms to the first floor with a four piece family bathroom and en-suite to the second bedroom.

**DIRECTIONS** From the Prestatyn office turn right and proceed along Meliden Road, over the top of the High Street onto Gronant Road, take the sixth turning on the right onto Tudor Avenue and the property will be seen on the right hand side.

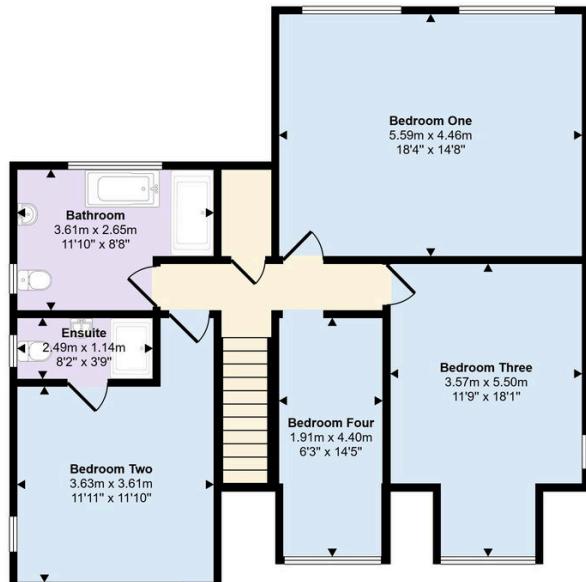
## Key Features

- SPACIOUS FAMILY HOME
- THREE RECEPTION ROOMS
- KITCHEN WITH BREAKFAST AREA
- CLOAKROOM
- FOUR BEDROOMS, ENSUITE TO ONE
- LUXURY BATHROOM
- LARGE ENCLOSED REAR GARDEN
- CONVENIENT LOCATION
- FREEHOLD
- EPC - D COUNCIL TAX - F

Approx Gross Internal Area  
194 sq m / 2084 sq ft



Ground Floor  
Approx 105 sq m / 1128 sq ft



First Floor  
Approx 89 sq m / 955 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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