

**7 Kirby Avenue, Prestatyn,  
Denbighshire, LL19 9HR**

**£450,000**

 4  2  2  C

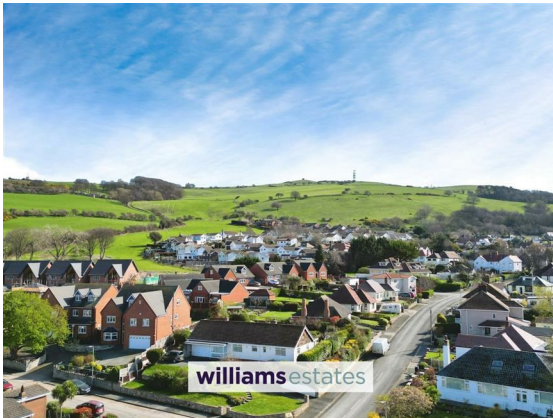
**EPC - C69    Council Tax Band - E    Tenure - Freehold**



# Kirby Avenue, Prestatyn

## 4 Bedrooms - House - Detached

A detached family house located in the sought after area of Upper Prestatyn and within walking distance to the all local amenities, bus and train stations and the seaside promenade. The spacious accommodation briefly comprises of entrance porch, entrance hallway, lounge, dining room, conservatory, kitchen diner, cloakroom, two utility rooms, four bedrooms, office/study, en-suite and shower room. To the outside gardens to the front and rear with two outbuilding, driveway providing off road parking and an attached garage. The property benefits from having gas fired central heating and double glazing. Viewing highly recommended.



### Accommodation

Via a uPVC double glazed decorative door leading into an entrance porch.

### Entrance Porch

9'3" x 3'10" (2.82 x 1.19)

Having a uPVC double glazed window to the front, space for shoe storage and coat hanging, lighting and a feature timber door leading into the entrance hallway.

### Entrance Hallway

12'4" x 5'3" (3.77 x 1.61)

Having lighting, power points, radiator, stairs off to the first floor landing with under stairs storage cupboard housing the gas and electric meters and doors off.

### Lounge

14'9" x 13'10" (4.52 x 4.22)

Having lighting, power points, radiator, electric fireplace with complementary surround and hearth, uPVC double glazed window onto the side elevation and uPVC double glazed bay window overlooking the front elevation.

### Dining Room

13'4" x 11'7" (4.08 x 3.55)

Currently being used as a further sitting room having lighting, power points, two radiators, modern fireplace housing an electric fire and uPVC double glazed window to the front and double timber doors giving access into the conservatory.

### Conservatory

17'10" x 9'8" (5.44 x 2.97)

Having lighting, power points, radiator, uPVC double glazed windows to the side and a uPVC double glazed double patio doors giving access to the rear garden.

### Kitchen/Diner

12'4" x 11'6" (3.76 x 3.53)

Comprising of wall, drawer and base units with worktop surfaces over, integrated oven with five ring gas hob and extractor fan above, sink and drainer with stainless steel mixer tap over, partially tiles walls, lighting, power points, space for dining, radiator and doorway off into the utility room.

### Utility Room

17'7" x 5'7" (5.37 x 1.72)

Having space for free standing fridge freezer, loft access hatch, void for dishwasher, void for washing machine, stainless steel sink and half drainer with stainless steel mixer tap over, cupboard housing the modern Greenstar gas central heating boiler, extractor fan, lighting, power points, uPVC double glazed windows to the rear, uPVC double glazed door giving access to the rear garden and access to a further utility room.

### Cloakroom

5'8" x 2'11" (1.74 x 0.91)

Comprising of a low flush W.C., vanity hand wash basin with stainless steel mixer tap over, inset spot lighting and radiator.

### Second Utility

8'9" x 6'7" (2.68 x 2.01)

Comprising of wall and base units with worktop over, lighting, power points, radiator and door leading into the garage.

### Stairs Off To The First Floor Landing

Bifurcated staircase giving access to the landing and bedrooms.



### Bedroom One

14'9" x 13'10" (4.52 x 4.22)

Having lighting, power points, radiator, fitted wardrobes ideal for storage, uPVC double glazed bay window overlooking the front enjoying unspoilt views of the Hillside and out towards the North Wales Coastline and an inner hallway leading into the en-suite.

### En-Suite

6'0" x 4'9" (1.85 x 1.47)

Comprising of low flush W.C., vanity hand wash basin with stainless steel mixer tap over, bath with stainless steel mixer tap above, wall mounted heated towel rail, built in storage cupboard and a uPVC double glazed obscure window to the front.

### Bedroom Two

13'11" x 11'8" (4.26 x 3.57 )

Having lighting, power points, radiator, fitted wardrobes, a uPVC double glazed window overlooking the front and a uPVC double glazed window overlooking the rear elevation enjoying unspoilt views over towards the Wirral and Prestatyn Hillside.

### Bedroom Three

11'6" x 10'10" (3.52 x 3.32 )

Having lighting, power points, radiator, inbuilt cupboard ideal for storage, walk in dressing room ideal for shoe storage and clothes hanging space and a uPVC double glazed window to the side elevation enjoying the unspoilt views of Prestatyn Hillside.

### Office/Study

8'7" x 6'9" (2.64 x 2.08)

Having lighting, power points, radiator and Velux window.

### Bedroom Four

9'5" x 6'9" (2.88 x 2.06)

Having lighting, power points, radiator, inbuilt cupboards ideal for storage and a uPVC double glazed window overlooking the front elevation.

### Shower Room

8'5" x 7'3" (2.58 x 2.21)

Comprising of low flush W.C., walk in shower enclosure with wall mounted shower head, inset spot lighting, Velux Window with views towards the coastline, store cupboard, hand wash basin with stainless steel mixer tap over, wall mounted heated towel rail and double glazed window onto the rear elevation.

### Outside

The property is approached via a paved driveway providing space for off road parking giving access to the front door and garage. The front garden is of ease and low maintenance being laid to artificial grass with a variety of shrubs and bushes and is bound a stone brick wall to the front. A timber gates allows access to the rear garden.

The rear garden is completely ease and low maintenance with artificial grass with a covered seating area which is timber cladded and paved patio. The benefit of this property enjoys the sun all morning with unspoilt views out towards the hillside with a variety of potted plants with raised borders comprising of shrubs/bushes and plants and is bound by timber fence and has the benefit of having an outside water supply and electric car port charger.

### Outbuilding

11'1" x 8'7" (3.38 x 2.62)

Having lighting, power points and great storage space.

### Out Store

8'4" x 3'5" (2.55 x 1.05 )

Open to the rear and covered to the front providing great storage space and timber cladded to the front.

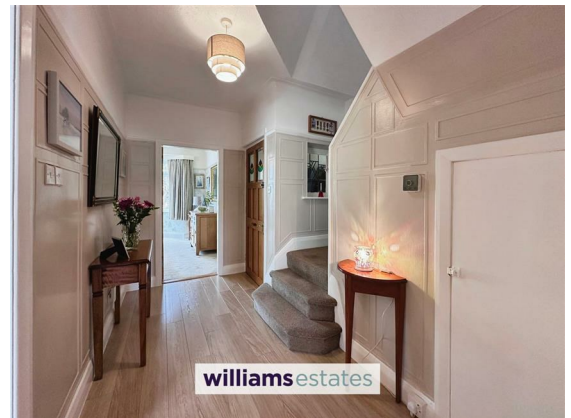
### Garage

18'6" x 8'7" (5.66 x 2.64 )

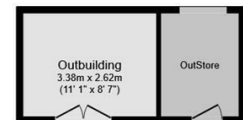
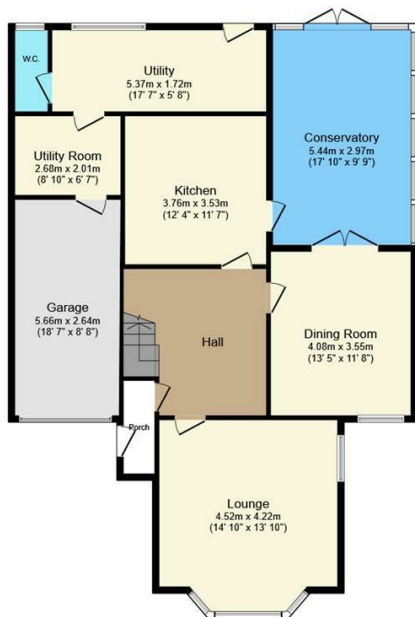
Having an electric remote control up and over door, great space for storage, lighting and power points.

### Directions

Proceed from our Prestatyn office onto Gronant Road and continue along passing the duck pond turning right onto Kirby Avenue.







Total floor area: 213.4 sq.m. (2,297 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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

**williams**estates

Call us on  
01745 888900  
Prestatyn@williamsestates.com