

**7 Franklyn Avenue, Prestatyn,  
Denbighshire, LL19 7ED**

**£177,000**

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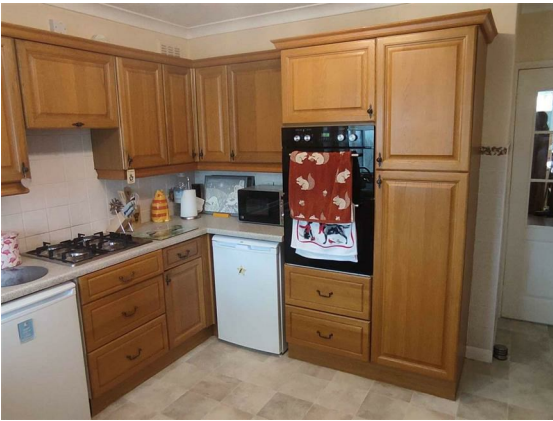
**EPC - D55 Council Tax Band - C Tenure - Freehold**



# Franklyn Avenue, Prestatyn

## 2 Bedrooms - Bungalow - Detached

Williams Estates are delighted to bring to the market this two bedroom detached bungalow! Being situated on Franklyn Avenue nestled just off the coast road connecting you to both Prestatyn and Rhyl with an established bus route. The property is within walking distance from the sea promenade and other local amenities. Added benefits to the property include a newly fitted boiler, full electric inspection, consumer box upgrade. The pond has been fully serviced and cleaned with pump recently replaced. Viewing internally is highly recommended. EPC Rating D55.



### Accommodation

via a uPVC double glazed obscured door leading;

### Entrance Porch

Having tiled floors and obscured glazed timber door leading into hallway;

### Hallway

Having lighting, power points, radiator, cupboard housing the consumer unit and doors off to further accommodation. Please note; Hallway flooring to be installed prior to completion.

### Bedroom One

13'1" x 8'10"

Having lighting, power points, radiator and uPVC double glazed window in the conservatory.

### Bedroom Two

8'2" x 14'3"

Having lighting, power points, radiator and a uPVC double glazed leaded window overlooking the front elevation.

### Living Room

13'11" x 11'6"

Having power points, radiator, t.v. aerial point, internet access and uPVC double glazed leaded bay window overlooking the front.

### Bathroom

7'8" x 7'8"

Comprising walk-in shower enclosure with wall-mounted shower, panelled bath with taps over and telephonic shower head above, pedestal hand wash basin, low flush W.C., lighting, partially tiled walls, loft access hatch, radiator and a uPVC double glazed obscured window to the side elevation.



## Kitchen

13'1" x 10'9"

Comprising wall, drawer and base units with worktops over, sink with half drainer and mixer tap over, lighting, radiator, power points, four-ring gas hob with extractor hood above, void for under counter fridge and freezer, plumbing for a dishwasher, void and plumbing for washing machine, eye-level oven, partially tiled walls, uPVC double glazed window overlooking the conservatory and a uPVC obscured glazed door providing access into;



## Conservatory

17'0" x 7'6"

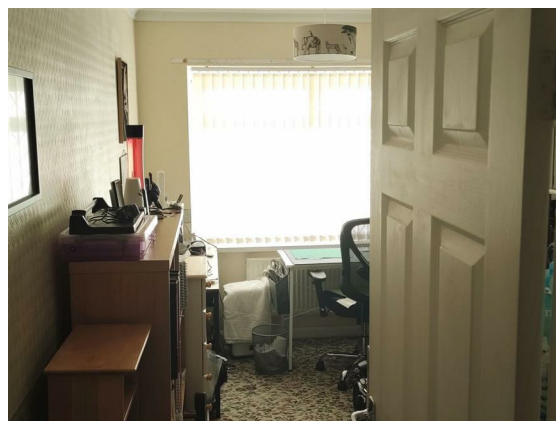
Having power points, two radiator's, uPVC double glazing surrounding and uPVC double glazed patio doors providing access to the rear.

## Garage

Access via up-a-over door having lighting, power and a door giving access to the rear garden.

## Outside

The property is approached via a paved driveway providing space for off-road parking with raised planters. To the rear the garden the garden is laid with wood-chip for ease-of-low maintenance with a raised brick-built pond and a timber shed. The garden enjoys a sunny aspect and is enclosed by timber fencing.



## Agent Notes

Please note prior to completion the following will be completed;

-Hallway flooring to be installed prior to completion

## Directions

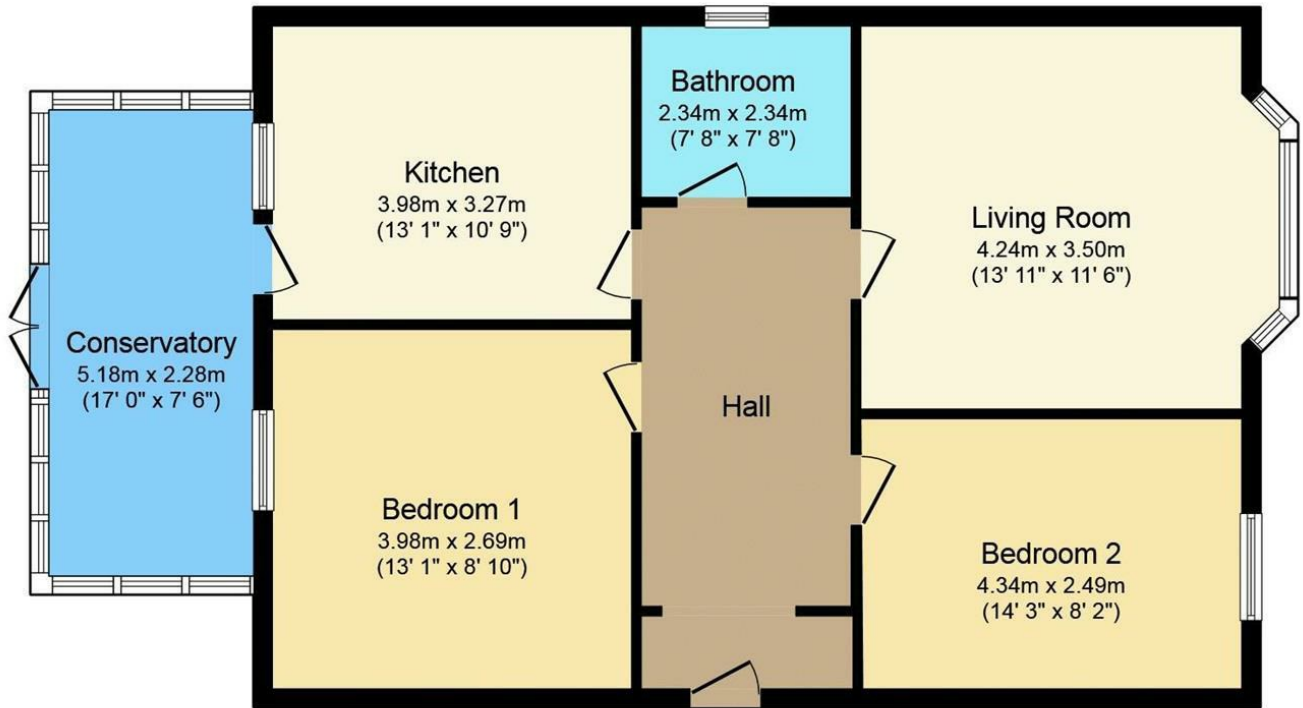
Proceed from our Prestatyn office to the mini roundabout, turn right and continue down the hill, over the railway bridge and turn right to the traffic lights. Turn left and continue along the coast road, past the Ffrith Festival Gardens heading towards Rhyl. Turn left, after Clwyd Carpets and right running along the slip road with the Coast Road. Turn left onto Franklyn Avenue and this property can be seen on the left hand side.



## Notes

The loft is partially boarded with an integral pull down ladder and lighting.





## Floor Plan

Floor area 93.3 sq.m. (1,004 sq.ft.) approx

Total floor area 93.3 sq.m. (1,004 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 888900

[Prestatyn@williamsestates.com](mailto:Prestatyn@williamsestates.com)

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.

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