



**2 Highbury Avenue, Prestatyn,
Denbighshire, LL19 7NR**

£189,950

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EPC - D68

Council Tax Band - C

Tenure - Freehold

Highbury Avenue, Prestatyn

3 Bedrooms - House - Semi-Detached

A traditional semi-detached house situated in the popular residential area of Prestatyn and within walking distance of the town centre amenities and the seaside promenade. The accommodation comprises of entrance hallway, living room, dining room, kitchen, conservatory, three bedrooms and bathroom. The property benefits from gas fired central heating, solar panels and double glazing. Available with no onward chain. EPC Rating - D 68



Accommodation

Via a timber glazed door with decorative stained glass panels adjacent leading into the entrance hallway.

Entrance Hallway

Having picture rail, lighting, power points, radiator, stairs leading to the first floor landing and doors off.

Ground Floor Cloakes

Having low flush WC, vanity wash hand basin, wall mounted electric meter and trip switches together with switch for the solar panels, extractor fan, vinyl flooring and double glazed window to the side elevation.

Living Room

Having picture rail, power points, radiator, wall light points, feature brick fireplace housing a living flame gas fire and double glazed bay window overlooking the front elevation.

Dining Room

12'10" x 9'11"

Having picture rail, ample power points, wall mounted gas fire housing the central heating back boiler, radiator, double glazed sliding patio door leading into the conservatory and archway leading into the kitchen.

Kitchen

15'9" x 7'2"

Fitted with a range of modern wall, drawer and base units with worktop surfaces over, sink and drainer with mixer tap over, void for cooker with extractor hood over, void for washing machine, void for fridge freezer, vinyl flooring, radiator, ample power points, double glazed windows overlooking the side and rear elevations, timber glazed door allowing access into the conservatory.

Conservatory

9'6" x 6'9"

Having tiled flooring, power points, timber glazed windows surrounding and timber glazed double doors allowing access into the rear garden.



Stairs off to the first floor landing

Having double glazed window to the side elevation, picture rail, power point and doors off.

Bedroom One

14'11" x 10'1"

Having picture rail, power points, two radiators and double glazed bay window overlooking the front elevation.

Bedroom Two

12'10" x 10'1"

Having picture rail, power points, radiator and double glazed window overlooking the rear elevation.

Bedroom Three

8'3" x 7'3"

Having picture rail, radiator, power points, wall and base units with worktops over and double glazed window overlooking the front elevation.

Bathroom

7'7" x 7'2"

Comprising of a low flush WC, vanity wash hand basin, panelled bath with shower over, tiled walls, radiator, loft hatch access, airing cupboard and obscure double glazed windows to the side and rear elevations.

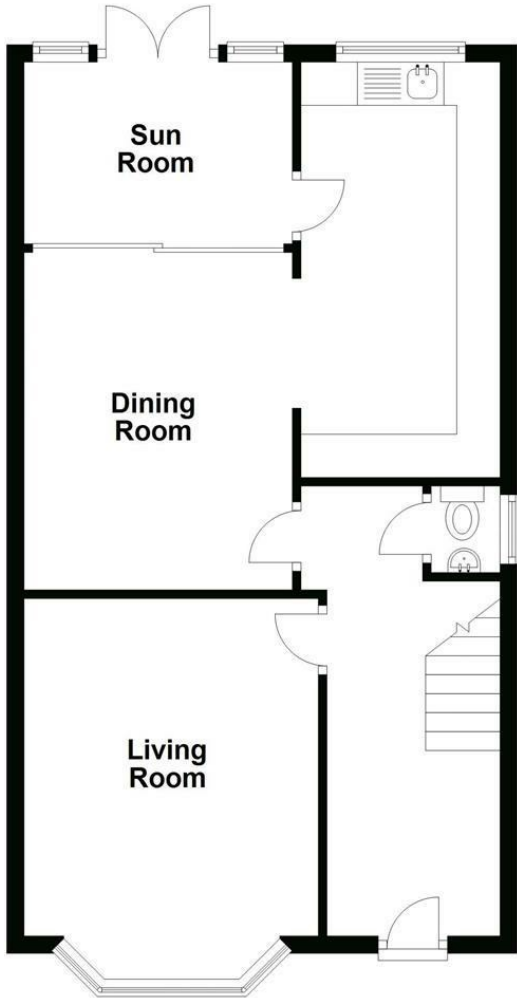
Outside

The property is approached via double wrought iron gates leading onto the paved driveway providing off street parking, The garden to the front being landscaped for ease of maintenance and is bound by walling. A single wrought iron gates gives access to the pathway leading to the rear garden. The rear garden having a paved patio area and having golden gravel with an outside timber store.

Directions

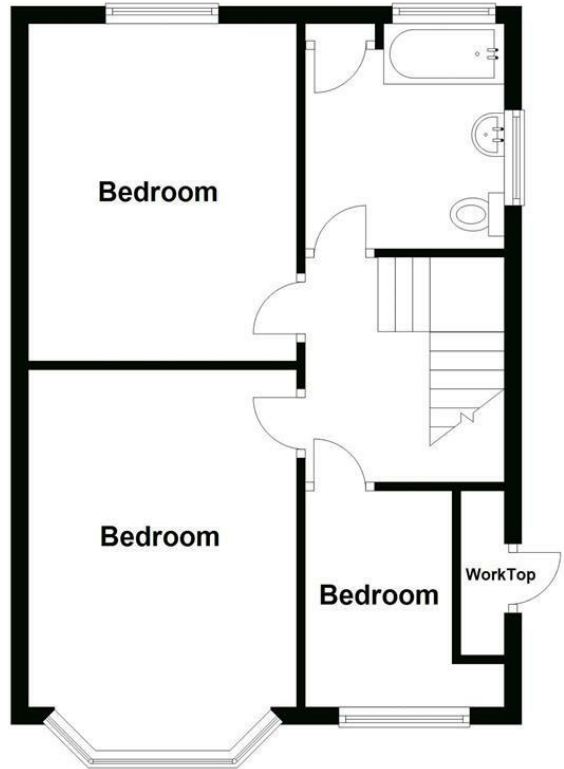
Proceed left from Prestatyn office to the roundabout and take the second exit off onto Ffordd Pendyffryn. Continue along passing the bus station (on the left) and continue over the railway bridge to the traffic lights. At the lights continue straight over onto Bastion Road and take the first right turning onto Highbury Avenue where the property can be seen on the right hand side by way of our for sale board.





Ground Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.2 sq. feet)

Total area: approx. 100.1 sq. metres (1077.3 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
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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.