

williams estates



**1 Ferguson Avenue, Prestatyn,
Denbighshire, LL19 7YA**

£195,000

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EPC - E51 Council Tax Band - C Tenure - Freehold

Ferguson Avenue, Prestatyn

3 Bedrooms - House - Semi-Detached

Escape to the seaside with this enchanting 3-bedroom semi-detached house, where modern living meets the tranquility of coastal charm. Ideally situated within walking distance to the sea promenade, this home offers a perfect blend of comfort and convenience. With a second reception room, currently being used as a play room you'll have all the space you need for a growing family! EPC Rating E 51.

Accommodation

via uPVC double glazed patio doors with panelling surround into;

Entrance Porch

Housing cupboard for consumer unit, space for storing shoes and coats and uPVC obscured double glazed door giving access into;

Entrance Hall

Having stairs to first floor landing, lighting, power points, radiators under stairs storage cupboard, exposed wooden floors and doors off to further accommodation.

Secondary Reception Room

12'5" x 11'1" (max)

Having lighting, power points, radiator, t.v. aerial point and a uPVC double glazed bay window to the front elevation.

Ground Floor Shower Room

6'7" x 8'3"

Comprising inset spotlighting, radiator, low flush W.C., walk-in shower enclosure with rainforest shower head, partially tiled walls, pedestal hand wash basin with mixer tap over, extractor fan and a uPVC obscured double glazed window to the side elevation.

Kitchen

12'4" x 10'5"

Comprising wall, drawer and base units with worktops over, sink with half drainer and mixer tap above, partially tiled walls, integrated oven with four-ring induction hob and extractor fan above, wall-mounted boiler, void and plumbing for washing machine, power points, lighting, radiator, void for free standing fridge/freezer, uPVC double glazed windows to both side and rear elevation and uPVC double glazed patio door giving access to the rear.

Living Room

17'4" x 11'10"

Having lighting, power points, radiators, t.v. aerial point, ample space for dining, fireplace with surround and hearth, exposed floorboards, uPVC double glazed window to the front elevation and uPVC double glazed patio door giving access to the rear.

Stairs To First Floor Landing

Having lighting, smoke detector, power points, uPVC double glazed window to the side elevation and doors off;

Bedroom One

11'9" x 12'4"

Having lighting, power points, radiator and uPVC double glazed bay window to the front elevation.

Bedroom Two

11'11" x 10'5"

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

Bedroom Three

11'10" x 6'7"

Having lighting, power points, radiator and uPVC double glazed Bay window to the rear elevation.

Bathroom

9'0" x 6'6"

Comprising panelled bath with taps and shower head attachment, tiled walls, lighting, pedestal hand wash basin with taps over, storage cupboard, partially tiled walls and uPVC obscured double glazed window to the rear elevation.

Separate W.C.

5'1" x 2'11"

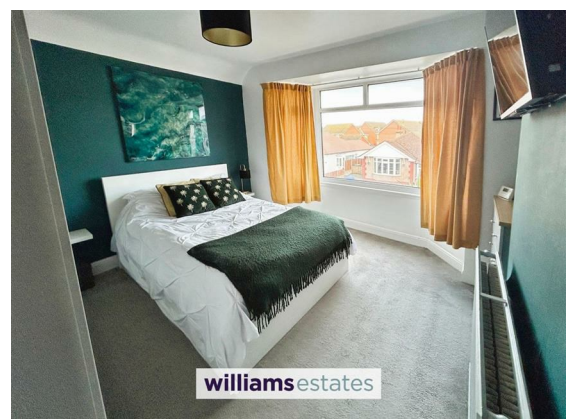
Comprising low flush W.C., lighting and uPVC double glazed obscured window to the rear elevation.

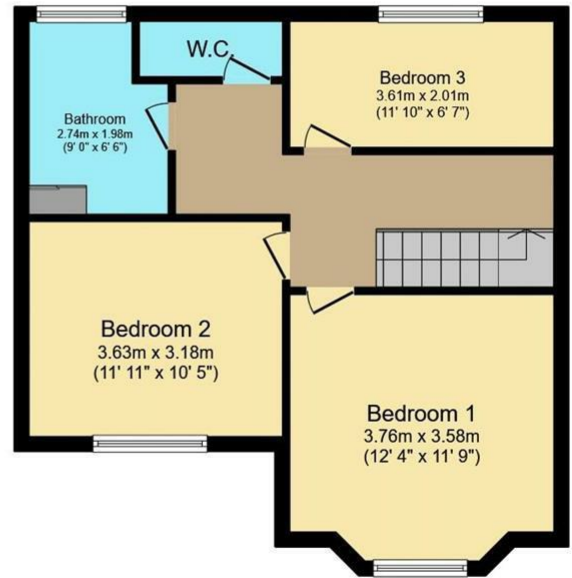
Outside

The property is enclosed by timber fencing with gated access. The front garden is laid with lawn with allocated space for parking. To the rear the garden is private and decked, ideal for al-fresco dining.

Directions

From the Prestatyn office proceed right at the mini roundabout onto Ffordd Pendyffryn. Proceed over the railway bridge to the traffic lights and turn left onto Victoria Road. Proceed along Victoria Road, past the Co-Op Shop, and turn right, after the Tower Gardens development, onto Ferguson Avenue and the property can be seen on the left hand side.





Ground Floor

First Floor

Total floor area 111.6 m² (1,201 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.