



**21 Eden Avenue, Prestatyn,
Denbighshire, LL19 9DL**

£210,000

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EPC - D59

Council Tax Band - D

Tenure - Freehold

Eden Avenue, Prestatyn

3 Bedrooms - House - Semi-Detached

A traditional semi-detached house which has an exceptionally open outlook with views over the town to the sea. It is situated within easy walking distance of the town centre amenities, bus and train stations.

The accommodation briefly comprises of entrance porch, spacious hallway, living room, dining room, kitchen and ground floor cloaks. To the first floor, three double bedrooms, a shower room and a separate wc. The property benefits from having gas fired central heating with a recent replacement boiler and radiators etc, and modern double glazing throughout. To the outside there is a driveway for off-street parking and a large single garage. There is a lawned garden to the front and side with established planting, together with an enclosed rear patio area. Available with no onward chain. EPC rating D 59.



Accommodation

Via a timber glazed door allowing access into the entrance porch.

Entrance Porch

Having tiled flooring, meter box and ornate timber glazed door with matching side panels leading into the entrance hallway.

Entrance Hallway

Having coved ceiling, smoke alarm, radiator, telephone point, under stairs storage cupboard and stairs off to the first floor landing.

Living Room

14'0" x 12'6" (4.27 x 3.81)

Having coved ceiling, lighting and power points, T.V aerial, wall lighting, fireplace housing a living flame gas fire, radiator and double glazed bay windows overlooking the front and side elevations.



Dining Room

13'4" x 10'10" (4.06 x 3.30)

Having coved ceiling, radiator, T.V aerial, telephone point, power points and double glazed window overlooking the front elevation.

Kitchen

10'10" x 9'5" (3.30 x 2.87)

Fitted with a range of wall, drawer and base units, tiled splash back, stainless steel sink and drainer with mixer tap, void for a fridge freezer, plumbing for a washing machine, power points, radiator, vinyl flooring, wall mounted gas central heating boiler, double glazed window overlooking the side elevation and door leading to the rear porch.

Rear Porch

Having vinyl flooring, door to the ground floor cloakroom and door allowing access to the rear garden.

Ground Floor Cloaks

Having wc, tiled walls and vinyl flooring



Stairs Off To The First Floor Landing

A turned staircase leading to the first floor landing.

Bedroom One

13'6" x 12'5" (4.11 x 3.78)

With in built wardrobes, power points, radiator, fitted window seat and double glazed windows overlooking both front elevations with views to the sea.



Bedroom Two

13'4" x 10'10" (4.06 x 3.30)

With radiator, power points, inbuilt wardrobe and double glazed window overlooking a front elevation.



Bedroom Three

10'10" x 10'0" (3.30 x 3.05)

With radiator, power points, wash hand basin and double glazed window overlooking the side elevation.

Shower Room

Fitted with wash hand basin, shower enclosure with tiled shower surround, radiator, loft access, airing cupboard, loft hatch access and double glazed window to the front elevation.



Separate WC

Having WC, wall tiling and a double glazed window to the side elevation.

Outside

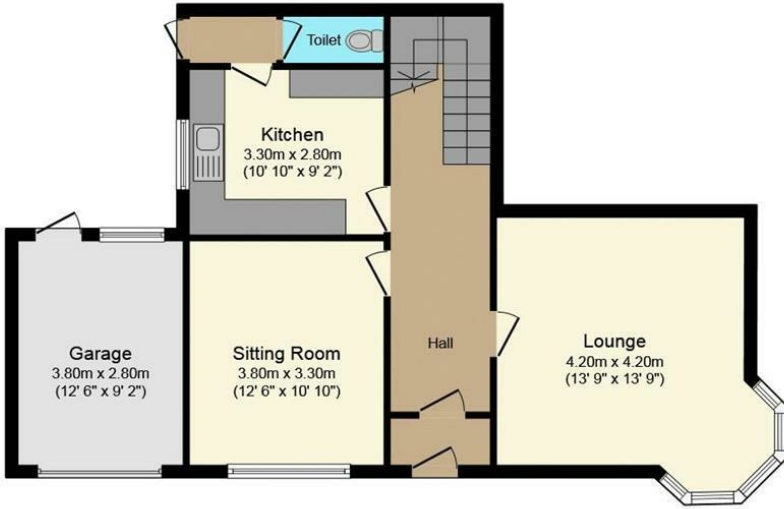
The property is approached via double gates to the driveway which provides off-street parking and access to the garage.

The garden to the front and side are mainly laid to lawn with a variety of well-established plants and shrubs enclosed by the original brick wall. A timber gate allows access to the rear patio area.

Directions

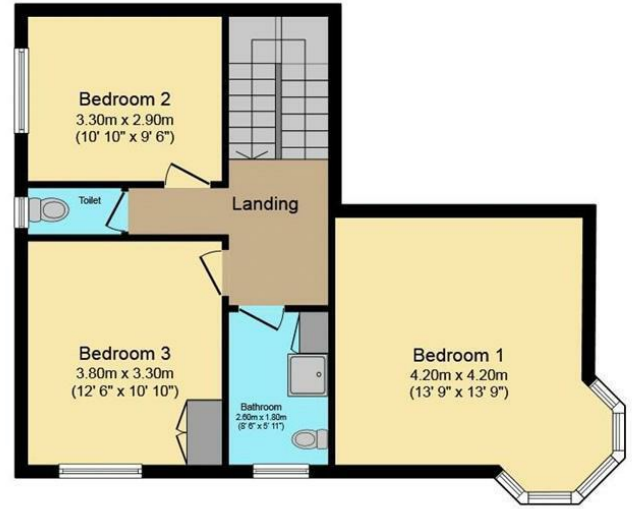
Proceed from the Prestatyn office to the mini roundabout taking the third turning onto Ffordd Pendyffryn and the property can be seen on the right hand side on the corner of Eden Avenue.





Ground Floor

Floor area 69.0 sq.m. (743 sq.ft.) approx



First Floor

Floor area 58.0 sq.m. (624 sq.ft.) approx

Total floor area 126.9 sq.m. (1,366 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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