

**74 Highbury Avenue, Prestatyn,
Denbighshire, LL19 7NT**

£230,000



EPC - null

Council Tax Band - D

Tenure - Freehold

Highbury Avenue, Prestatyn

3 Bedrooms - Bungalow - Detached

A detached two/three bedroom bungalow with well maintained gardens, drive and garage. In need of full refurbishment.



Accommodation

via a timber framed obscure glazed door, leading into the;

Entrance Hallway

Being of a good size with high ceilings, having lighting, radiator, velux window and doors off.

Living Room

15'0" x 12'0"

Having lighting, power points, radiators, feature fireplace with complementary surround and hearth, telephone point and a uPVC double glazed window onto the front elevation.

Kitchen/Diner

15'1" x 10'11"

Comprising of wall, drawer and base units with worktop over, space for a freestanding cooker, tiled splash-back, sink and a half and drainer with a mixer tap over, wall mounted Worcester boiler, lighting, power points, radiator, space for dining, uPVC double glazed window onto the side and uPVC double glazed double patio doors giving access to the rear garden.



Bedroom One

12'0" x 11'1"

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

Bedroom Two

11'9" x 8'5"

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation. A further door leads into the garage.



Bedroom Three

9'3" x 7'3"

Having lighting, power point, radiator and a uPVC double glazed window onto the rear elevation.

Bathroom

11'0" x 6'4"

Comprising low flush W.C., hand-wash basin with taps over, bath with mixer tap over, walk-in shower enclosure with a wall mounted shower, loft access hatch, lighting, radiator and a uPVC double glazed obscure window onto the side elevation.

Garage/Workshop

20'1" x 14'2"

Having double timber doors to the front with obscure glazed panelling, lighting, power points and a timber door giving access to the rear garden.

Outside

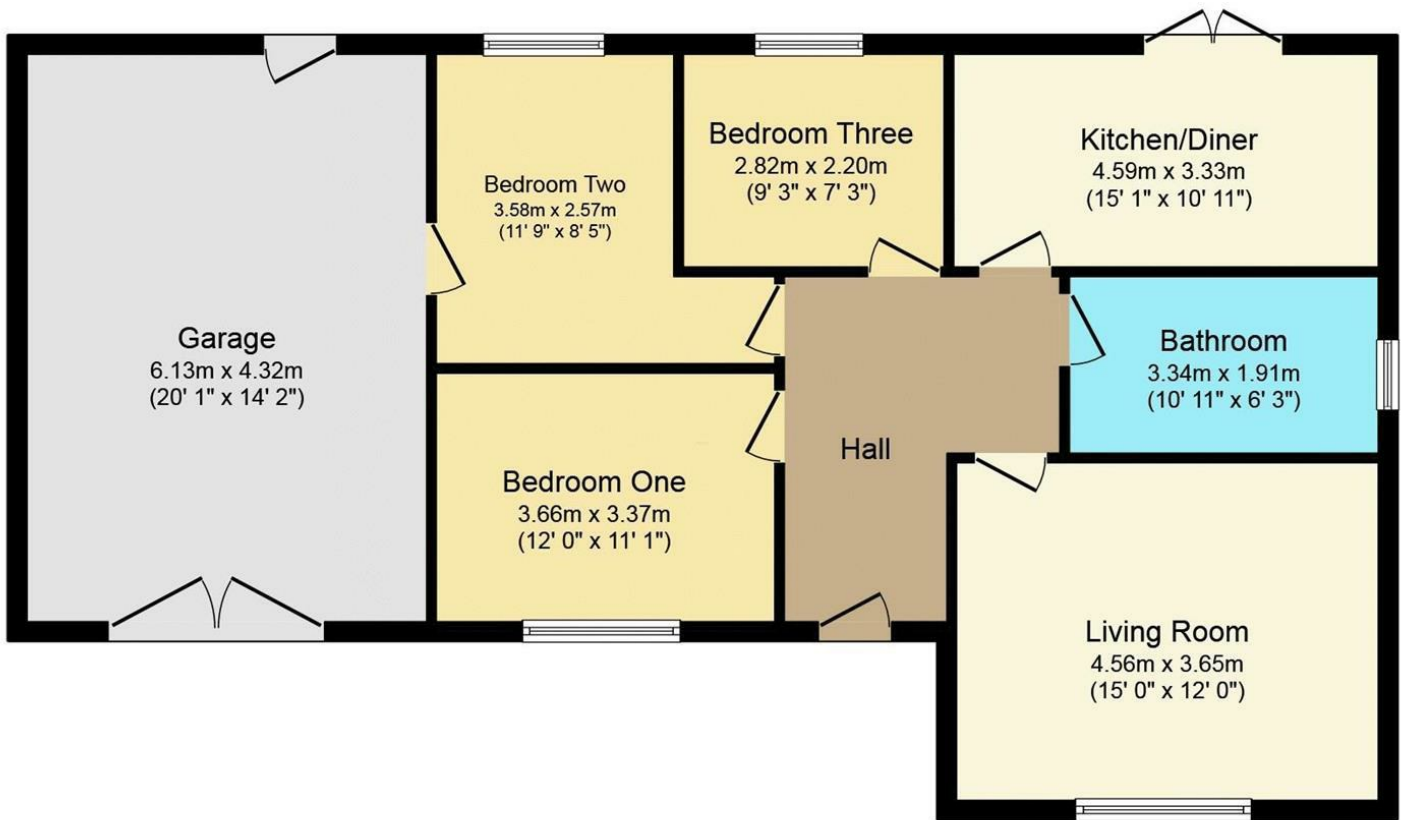
The property is approached via a pathway leading up to the accommodation, with the front offering ample space for off-road parking and paved / gravelled for ease and low maintenance.

To the rear, the garden is larger than average being mainly laid to lawn, enjoying views of Prestatyn hillside and ideal for alfresco dining, enjoying a sunny aspect all day long.

Directions

Proceed from our Prestatyn Office to the mini roundabout which is opposite Aldi, turn right and continue down the hill and over the railway bridge. Continue over the traffic lights towards the Nova centre. Turn right into Highbury Avenue and continue along where the property can be found on your right hand side.





Floor Plan

Total floor area 98.3 m² (1,058 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 888900

Prestatyn@williamsestates.com

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