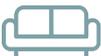




**6 First Avenue, Prestatyn, Denbighshire,
LL19 7LP**

£245,000

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EPC - D60

Council Tax Band - C

Tenure - Freehold

First Avenue, Prestatyn

3 Bedrooms - Bungalow - Detached

A well presented three bedroom detached bungalow situated in a popular residential area of Prestatyn and within walking distance to the seaside promenade and local amenities. The accommodation briefly comprises of entrance porch, kitchen/breakfast room, living room, two ground floor bedrooms and shower room and two bedrooms to the first floor. To the outside gardens to the front and rear together with driveway for off road parking. The property benefits from having double glazing and gas fired central heating. EPC rating D-60.



Accommodation

Via a modern composite door with matching side panels leading into the entrance porch.

Entrance Porch

Having coved ceiling, radiator, built in storage cupboard, vinyl flooring and door leading into the kitchen/breakfast room.

Kitchen/Breakfast Room

16'8" x 11'9"

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, breakfast bar, sink and drainer with mixer tap over, tiled splash backs, integrated oven and hob with extractor hood over, integrated dishwasher and washing machine, void for fridge freezer, vinyl flooring, radiator, two double glazed windows overlooking the side elevation and stairs leading to the first floor accommodation.

Hallway

Having loft hatch access and doors off.

Living Room

17'3" x 11'11"

Having coved ceiling, dado rail, radiator, feature stone wall with built in shelving, fireplace housing an electric fire, laminate flooring and double glazed windows overlooking the front and side elevations.

Shower Room

7'10" x 4'11"

A modern wet room comprising of wall mounted shower, wash hand basin, WC, tiled walls, extractor fan, radiator and obscure double glazed window to the side elevation.

Bedroom One

12'7" x 11'11"

Having coved ceiling, lighting, power points and double glazed window overlooking the rear elevation.



Bedroom Two

11'6" x 9'7"

Having coved ceiling, lighting, power points, wooden flooring, cupboard housing the gas central heating boiler and double glazed doors allowing access onto the rear garden.

Stairs Off To The First Floor Landing

Having a vaulted ceiling, storage into the eaves and doors off.

Bedroom Three

10'10" x 10'5"

Having vaulted ceiling, radiator, built in window seat and shelving and double glazed window overlooking the rear with views of the hillside.

Loft Room

21'9" x 5'10"

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

Garage Room

13'11" x 8'5"

Currently being as a storage room but was previously used for a games room having lighting and power points. A further storage space/room having lighting and power.

Outside

The property is approached via a driveway providing ample off street parking. The garden to the front being landscaped for ease of maintenance with a variety of plants and shrubs and is bound by walling. The enclosed rear garden having a paved patio ideal for al fresco dining and entertaining, low maintenance garden with outside water feature, variety of plants and shrubs and bound by fencing.

Directions

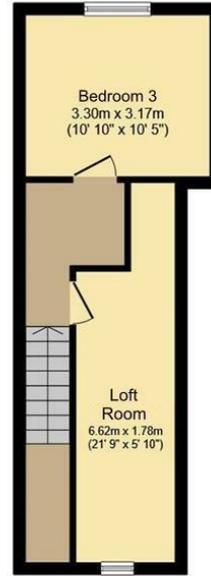
From our Prestatyn office proceed to the mini roundabout, turning right onto Ffordd Pendyffryn. Continue along Ffordd Pendyffryn, passed the bus station, over the railway bridge and to the lights. At the crossroads, head straight over onto Bastion Road. Turn left onto The Mall. Turn right onto First Avenue and the property can be found on the right hand side.





Ground Floor

Floor area 93.6 sq.m. (1,008 sq.ft.) approx



First Floor

Floor area 28.3 sq.m. (304 sq.ft.) approx

Total floor area 121.9 sq.m. (1,312 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		79
(69-80) C		
(55-68) D	60	
(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.