



**26 North Avenue, Prestatyn,
Denbighshire, LL19 8TW**

£169,950



EPC - null

Council Tax Band - C

Tenure - Freehold

North Avenue, Prestatyn

3 Bedrooms - House - Semi-Detached

We are proud to bring to market this spacious three bedroom semi-detached house. Being well-presented throughout and benefiting from a side extension which has scope to be fully converted into a utility room and storage facility, just adding to this already roomy accommodation. Being located on North Avenue the property is conveniently located for schools, parks and town centre. An ideal family home. To fully appreciate all this property has to offer viewing internally is advised. EPC Rating: D 66.



Accommodation

Via uPVC double glazed door leading into;

Entrance Hallway

Having lighting, power points, under stairs storage, radiator, cupboard housing electric meter, stairs to first floor landing, doors off and uPVC double glazed window to the side elevation.

Living Room

14'6" x 11'0"

With lighting, power points, radiator, gas fire with marble effect surround and hearth and a uPVC double glazed window to the front elevation.

Dining Room

10'8" x 8'11"

Having space for dining, lighting, power points, radiator, SERVING HATCH?! and uPVC double glazed french doors proving access to the rear.

Kitchen

10'0" x 8'8"

Comprising wall, drawer and base units with work tops over, single drainer sink with mixer tap over, wall-mounted boiler, void for free-standing cooker, void and plumbing for washing machine, void for under counter fridge, lighting, power points, tiled to half walls, double glazed windows to rear elevation and door providing access to the;

Inner Hall

With coat hanging space.

Cloakroom

3'9" x 2'11"

Comprising high-flush W.C., lighting and radiator.

Side Extension

13'3" x 5'8"

Having lighting, power points, radiator, side hung timber gates to the front elevation, timber gate with single glazed window to the rear elevation and two archways providing access to store room and to utility room.



Utility Room

7'4" x 5'9"

Comprising lighting, power points, worktops and void for fridge freezer. Has scope for sink with tap, plumbing for washing machine and tumble dryer.

First Floor Landing

Having lighting, power points, loft access hatch doors off and a uPVC double glazed window to the side elevation.

Bedroom One

14'7" x 11'0"

With lighting, power points, built-in wardrobe, radiator and a uPVC double glazed window to the front elevation.

Bedroom Two

14'7" x 8'6"

With lighting, power points, radiator, built-in wardrobe and uPVC double glazed window to the rear elevation.

Bedroom Three

9'2" x 8'0"

Having lighting, power points, radiator built-in wardrobe and uPVC double glazed to the front elevation.

Shower Room

6'4" x 5'7"

Comprising walk-in shower with rainforest and telephonic shower head, low flush W.C., wall-mounted sink with mixer tap over, partially tiled walls, extractor fan chrome heated towel rail, lighting and a uPVC double glazed obscured window to the rear elevation.

Outside

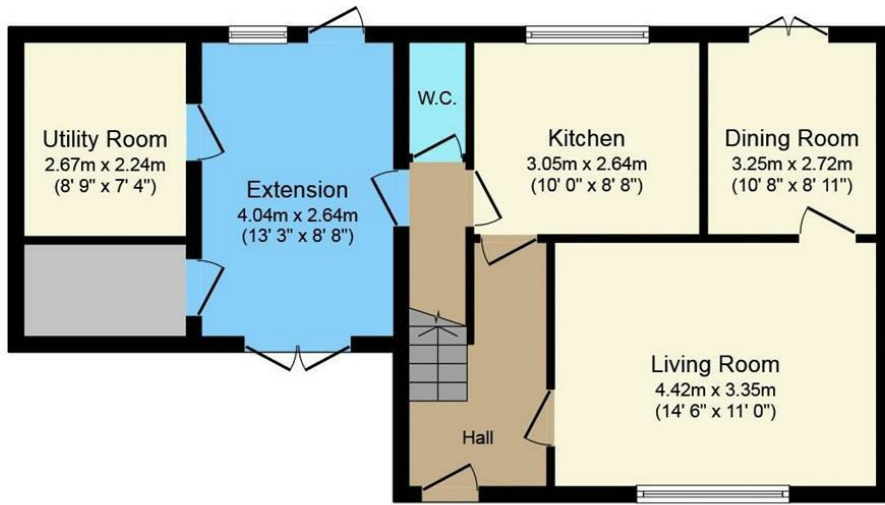
The property is approached via a driveway providing space for off-road parking with a front area laid with golden gravel.

To the rear the garden is mainly laid with lawn and bound by timber fencing for low maintenance. The garden enjoys a sunny aspect which can be enjoyed from patio area either end of the large garden.

Directions

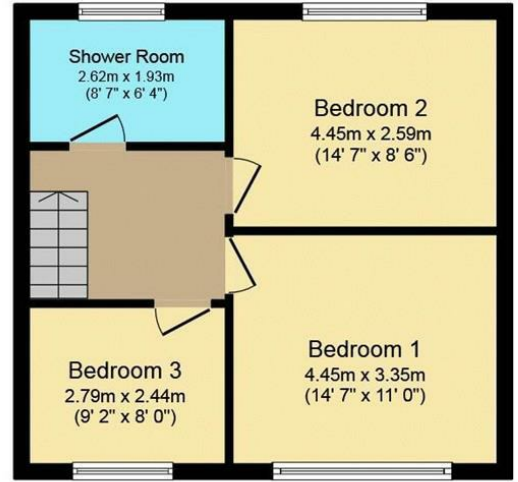
Proceed from Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyffryn and continue along taking the left turning after the vets. Take the first left onto North Avenue and this property can be seen on the left hand.





Ground Floor

Floor area 60.4 sq.m. (650 sq.ft.) approx



First Floor

Floor area 39.1 sq.m. (421 sq.ft.) approx

Total floor area 99.5 sq.m. (1,071 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
<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	

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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.