



**6 Franklyn Avenue, Prestatyn,
Denbighshire, LL19 7ED**

£175,000



EPC - null

Council Tax Band - C

Tenure - Freehold

Franklyn Avenue, Prestatyn

2 Bedrooms - Bungalow - Detached

No Onward Chain & Vacant Possession! A two bedroom detached bungalow, situated within the seaside town of Prestatyn. Comprising living room, kitchen, two bedrooms, shower room and conservatory. Benefits include off-road parking, gardens to the front and rear, garage and close to all local amenities. Internal viewing is highly recommended to fully appreciate. EPC Rating D 55.



Accommodation

via a uPVC double glazed door, leading into the;

Entrance Porch

Having lighting and a uPVC double glazed door, leading into the;

Hallway

Having lighting, power points, radiator, cupboard housing the consumer unit, telephone point and doors off.

Living Room

13'9" x 11'6"

Having power points, radiator, phone point, electric fireplace and large uPVC double glazed window onto the front elevation.

Bedroom One

13'9" x 8'2"

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

Bedroom Two

13'1" x 8'10"

Having lighting, power points, radiator and a glazed window onto the rear.

Bathroom

8'6" x 7'7"

Comprising a walk-in shower enclosure with wall-mounted shower, double glazed window onto the side elevation, low flush W.C., lighting, pedestal hand wash basin with taps over and a radiator.

Kitchen

13'1" x 10'10"

Comprising wall, drawer and base units with worktops over, stainless steel sink with half drainer and mixer tap over, power points, lighting, radiator, four-ring gas hob, wall mounted boiler, void and plumbing for washing machine, window onto the rear looking into the conservatory and a timber door providing access into;



Conservatory

17'5" x 5'11"

Having power points, radiator, T.V. aerial point, uPVC double glazed overlooking the rear, uPVC double glazed obscure windows onto the side elevations and uPVC double glazed patio doors leading out to the rear garden.

Outside

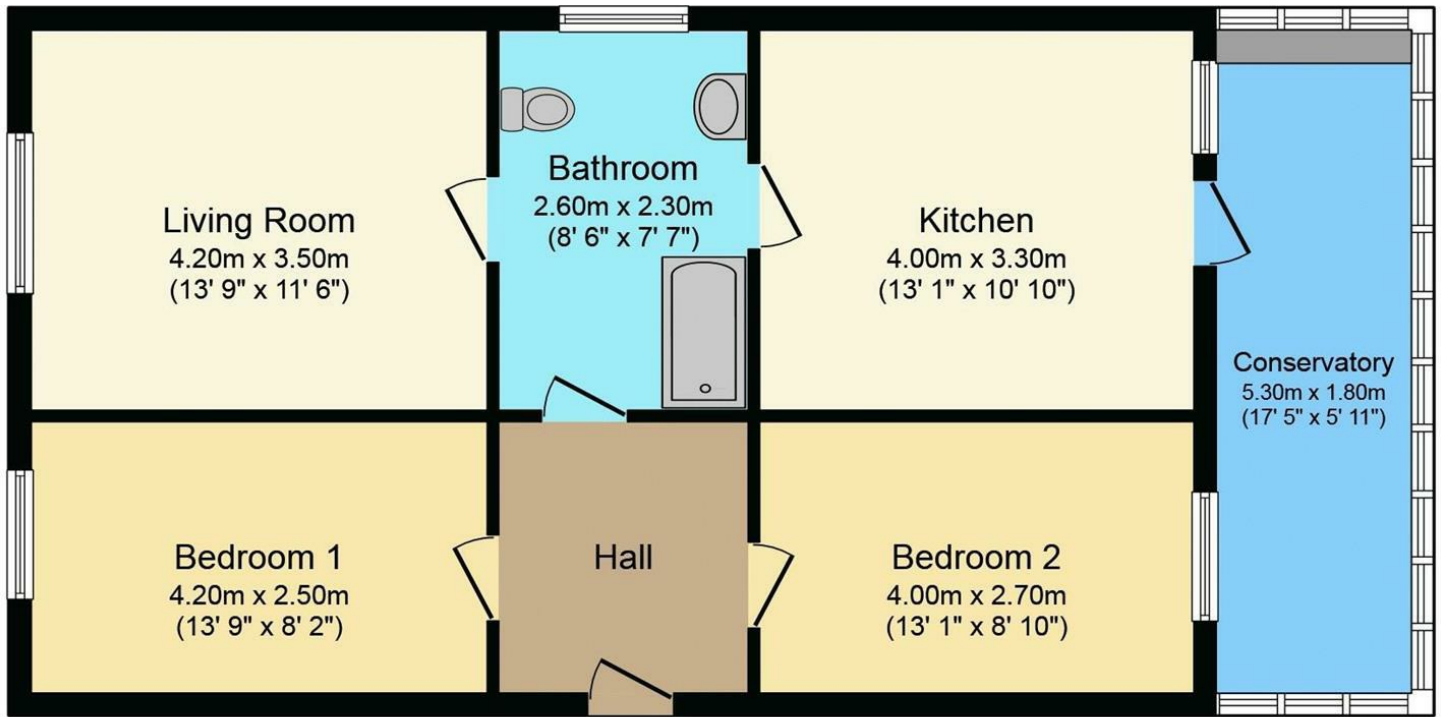
The property is approached via double iron gates, leading onto the driveway which provides ample space for off-road parking for multiple vehicles. The front garden is paved with areas of golden gravel and bound by timber fencing. The pathway to the side leads to the accommodation and there is a timber gate leading to the rear.

The rear garden is mainly laid to lawn, bound by timber fencing, houses a garage, areas are laid to golden gravel and enjoys a sunny aspect all afternoon - ideal for alfresco dining.

Directions

Proceed from our Prestatyn office to the mini roundabout, turn right and continue down the hill, over the railway bridge and turn right to the traffic lights. Turn left and continue along the coast road, past the Ffrith Festival Gardens heading towards Rhyl. Turn left, after Clwyd Carpets and right running along the slip road with the Coast Road. Turn left onto Franklyn Avenue and this property can be seen on the right hand side.






Floor Plan

Total floor area 77.5 m² (834 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(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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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.