



**21 Arfon Avenue, Prestatyn,  
Denbighshire, LL19 7EN**

**£225,000**

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**EPC - D60**

**Council Tax Band -**

**Tenure - Freehold**



# Arfon Avenue, Prestatyn

## 2 Bedrooms - Bungalow - Detached

A charming two-bedroom detached bungalow with spacious loft room, sitting on a corner plot with wrap-around gardens in a popular residential location. This gem also features a modern kitchen perfect for whipping up home cooked meals. And to top it off the living room showcases stunning dual aspect stained glass windows, adding an elegant touch to the space. It's the perfect blend of modern comfort and classic charm. Don't miss out on this amazing opportunity! EPC Rating: D60.



### Accommodation

via uPVC obscured double door with panelling above leading into;

### Entrance Porch

Having lighting, cupboard housing meters.

### Entrance Hall

Having lighting, power points, radiator, smoke detector and doors off;

### Living Room

11'6 x 14'5 (3.51m x 4.39m)

A light and airy room, having lighting, power points, t.v. aerial point, internet access point, gas fire with surround and hearth, uPVC double glazed window to the side elevation and dual aspect feature stained glass windows to the front elevation.

### Bedroom One

13'4 x 9'9 (4.06m x 2.97m)

With lighting, power points, radiator and uPVC double glazed window overlooking the side elevation.

### Shower Room

7'4 x 7'11 (2.24m x 2.41m)

Comprising walk-in shower enclosure with wall mounted shower head, low flush W.C., pedestal hand wash basin with mixer tap over, lighting, heated towel rail, extractor fan and uPVC obscured double glazed window overlooking the front elevation.

### Kitchen/Diner

16'0 x 11'11 (4.88m x 3.63m)

A modern kitchen comprising wall, drawer and base units with worktops over, partially tiled walls, integrated dual oven, four-ring gas hob with extractor hood above, void for free-standing fridge/freezer, cupboard housing combination boiler, ample space for dining, radiator, power points, lighting and uPVC double glazed patio doors providing access to side garden.



## Bedroom Two

9'3 x 16 (2.82m x 4.88m)

Having lighting, power points, radiator and uPVC double glazed window to the side elevation.

## Study

Having lighting, power points, under stairs storage cupboard, stairs to loft room and uPVC double glazed window to the rear elevation.

## Loft Room

20'2 x 10'1 (6.15m x 3.07m)

With lighting, power points, radiator, storage into eaves and dual Velux windows to side elevations.

## Garage

18'10 x 9'6 (5.74m x 2.90m)

Accessed via up-and-over door having lighting, power points and side door access.

## Outside

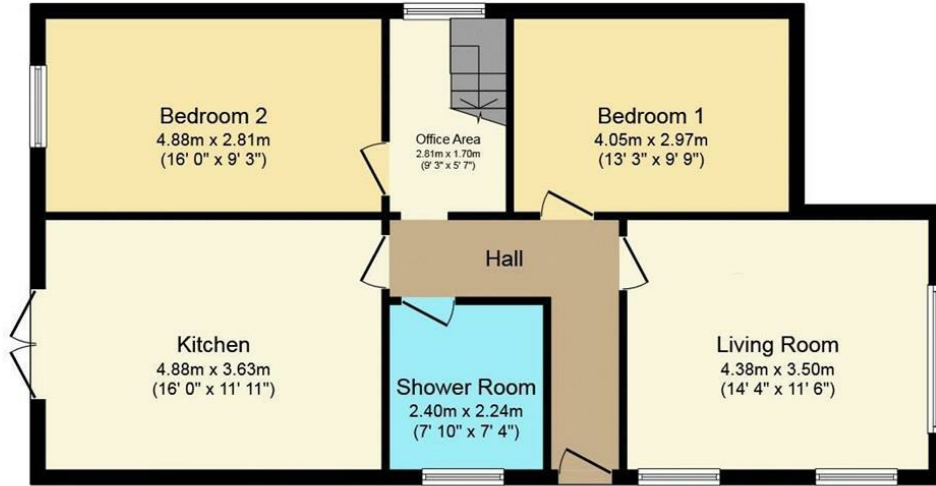
The property is situated on a generous corner plot, benefitting from wrap around around gardens. Being laid mainly with golden gravel, paving slabs and home to a variety of bushes, trees and shrubs.

To the rear you'll find a driveway, providing off-road parking leading up to the detached garage.

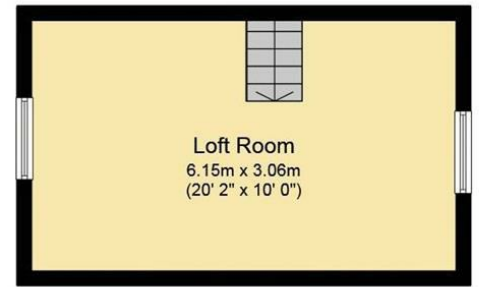
## Directions

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, then 3rd left into Arfon Avenue and number 21 can be found on the left hand side by way of our for sale board.





**Ground Floor**



**First Floor**

Total floor area 100.2 m<sup>2</sup> (1,078 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.