

williams estates



**7 Second Avenue, Prestatyn,
Denbighshire, LL19 7LN**

£230,000

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EPC - E47 Council Tax Band - Tenure - Freehold

Second Avenue, Prestatyn

2 Bedrooms - Bungalow - Detached

This detached two bedroom dormer bungalow is a beach lovers paradise! Enjoy the benefits of two office/dining areas, a beautiful conservatory and a large garden. Plus, the convenience of a short walk to the beach. With a spacious driveway, parking will never be an issue. Don't miss out on this coastal gem!

Accommodation

via a uPVC double glazed obscure door, leading into the;

Entrance Hallway

Having lighting, power points, radiator, wall mounted electrics, smoke detector, cupboard for storage and doors off.

Study

10'5" x 7'2"

Having lighting, power points, radiator, uPVC double glazed window onto the front elevation and stairs off, leading to the first floor.

Living Room

14'11 x 10'3"

Having lighting, power points, radiator, feature fireplace with surround and hearth, T.V. aerial point and a uPVC double glazed window onto the front elevation.

Shower Room

6'6" x 6'6"

Comprising low flush W.C., vanity hand-wash basin with mixer tap over, walk-in shower enclosure with rainfall shower head and telephonic shower head, partially tiled walls, lighting, extractor fan, chrome heated towel rail and a uPVC double glazed obscure window onto the side elevation.

Bedroom Two

13'6" x 9'2"

Having lighting, power points, radiator and a uPVC double glazed window looking into the conservatory.

Kitchen

11'3" x 8'0"

Comprising of wall, drawer and base units with worktops over, void for freestanding cooker with stainless steel extractor fan above, partially tiled walls, sink and a half with drainer and mixer tap over, void and plumbing for washing machine, lighting, power points, radiator, glazed window onto the rear elevation and a door off into the;

Conservatory

13'06 x 9'06"

Having space for dining, lighting, power points, radiator, uPVC double glazed units surrounding and patio doors leading out to the rear garden.

Stairs to the First Floor

Office Space

12'5 x 10'7"

Having lighting, power points, uPVC double glazed windows onto the front elevation, wall mounted Worcester boiler and a door off into the upstairs bedroom.

Bedroom One

16'7" x 10'5"

Having lighting, power points, radiator, inbuilt wardrobes and a uPVC double glazed window onto the rear elevation overlooking the rear garden & views of the hillside.

Outside

The property is approached via a long extended driveway providing ample space for off-road parking for multiple vehicles, with the front garden being of ease and low maintenance having areas that are laid to gravel and also lawn.

To the rear, the garden is much larger than average, being laid to lawn and enjoying a sunny aspect. Views of the hillside can be enjoyed as well as the garden being ideal for alfresco dining. Housing two concrete sheds and a summerhouse both of which benefit power and lighting.

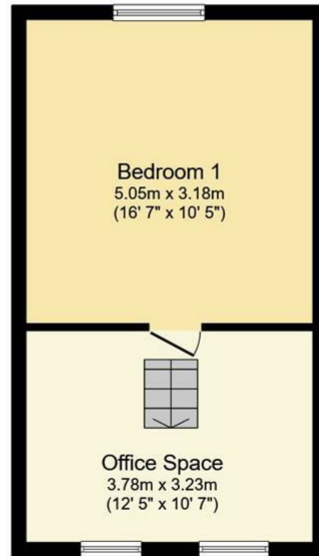
Directions

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, turn left towards the Nova Centre onto Beach Road West and second left into Second Avenue.





Ground Floor



First Floor

Total floor area 101.8 m² (1,096 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		77
(69-80) C		
(55-68) D		
(39-54) E	47	
(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.