



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

**£240,000**

 3  1  2  D

**EPC - D60**

**Council Tax Band - D**

**Tenure - Freehold**



# Second Avenue, Prestatyn

## 3 Bedrooms - Bungalow - Detached

A three bedroom detached dormer bungalow situated within a stones throw of the seaside promenade. Offering spacious living accommodation throughout, this property comprises of three bedrooms, living room, dining area, kitchen, conservatory and shower room. Internal viewing is highly recommended.



### Accommodation

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

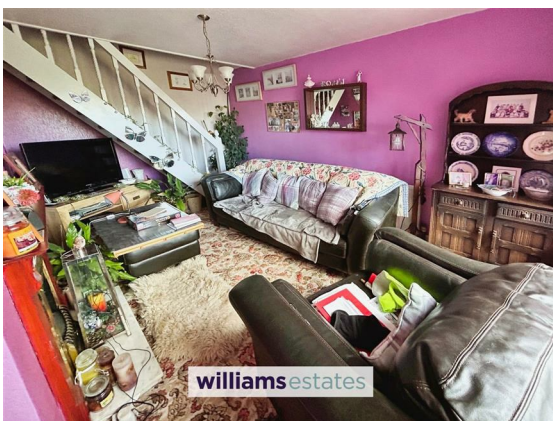
### Entrance Hallway

Having a cupboard housing the electrics, lighting, radiator, storage cupboard and doors off to further accommodation.

### Shower Room

6'6 x 5'6 (1.98m x 1.68m)

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



### Bedroom One

13'3 x 10'4 (4.04m x 3.15m)

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

### Kitchen

10'3 x 8'0 (3.12m x 2.44m)

Comprising wall, drawer and base units with worktops over, sink and a half with drainer and mixer tap over, void for a freestanding cooker with extractor hood above, lighting, radiator, power points, window looking into the conservatory and a door off.



### Conservatory

19'4 x 9'0 (5.89m x 2.74m)

Having lighting, power points, radiator, T.V. aerial point, void and plumbing for a washing machine and a uPVC double glazed units surrounding and patio doors leading into the rear garden.

### Dining Area

10'5 x 10'3 (3.18m x 3.12m)

Having space for dining, storage cupboard, lighting, radiator, uPVC double glazed window onto the front elevation with an open archway leading into the living room.

### Living Room

15'10 x 9'11 (4.83m x 3.02m )

Having lighting, power points, two radiators, T.V. aerial point, gas fireplace with surround and hearth, uPVC double glazed window onto the front elevation and stairs off.

### Stairs to the First Floor Landing

Having lighting, wall mounted boiler, power points and doors off.

### Bedroom Two

10'8 x 12'9 (3.25m x 3.89m)

Having lighting, power points, storage into the eaves, radiator and a uPVC double glazed window onto the rear elevation.



### Bedroom Three

9'9 x 10'7 (2.97m x 3.23m)

Having lighting, power points, radiator, storage into eaves, fitted wardrobes and two uPVC double glazed windows onto the front elevation.

### Outside

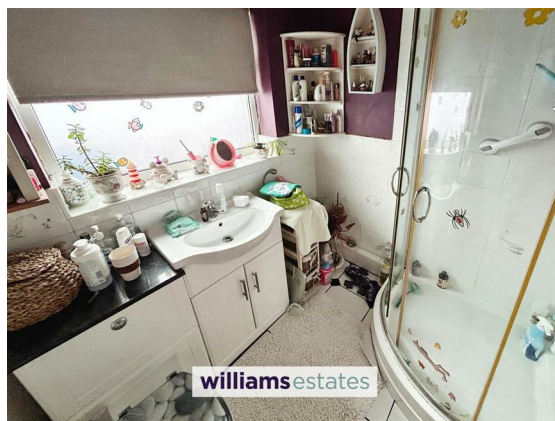
The property is approached via a large driveway providing ample space for off-road parking, with the front garden being laid to lawn with decorative borders full of tree's, bushes and shrubs.



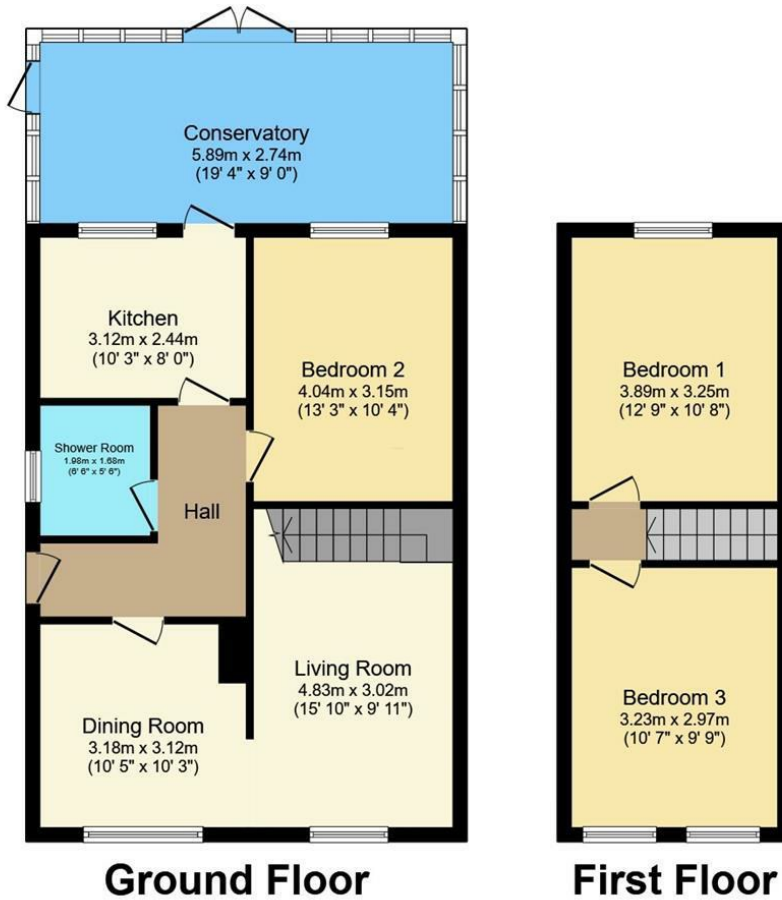
To the rear the garden is of a fair size, housing a garage with an up and over door with side door, with a further concrete garage ideal for storage to the far end of the garden. The garden is mainly laid to lawn with paved pathways and bound by timber fencing, with a variety of flowering shrubs.

### 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.







Total floor area 102.0 m<sup>2</sup> (1,098 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.