



**28 Overton Avenue, Prestatyn,
Denbighshire, LL19 7RY**

£145,000



EPC - null

Council Tax Band - C

Tenure - Freehold

Overton Avenue, Prestatyn

2 Bedrooms - Bungalow - Semi Detached

Vacant possession with no onward chain! A Semi-Detached bungalow in need of modernisation throughout. Situated in a popular residential area of Prestatyn, within short distance of the town centre amenities, bus and train stations. The accommodation benefits from low maintenance gardens to the front and rear, with a driveway providing ample off street parking. EPC Rating TBC.



Accommodation

Entrance via a uPVC door leading into the:

Entrance Hallway

Having lighting, power points, storage cupboard housing the consumer unit and a uPVC double glazed window overlooking the front elevation.

Kitchen

13'2" x 8'8" (4.01m x 2.64m)

Having lighting, power points, wall, drawer and base units with worktops over, partially tiled walls, void for washing machine, void for freestanding fridge freezer, integrated oven and uPVC double glazed window to the side elevation.

Living Room

12'00" x 13'8" (3.66m x 4.17m)

Having lighting, power points, radiator, gas fireplace with hearth, T.V. aerial point, internet access point and a uPVC double glazed window overlooking the front elevation.

Hallway

Having lighting and doors off.

Bedroom

11'3" x 10'4" (3.43m x 3.15m)

Having lighting, power points, storage cupboard housing the boiler, additional storage cupboard and internet access point.

Conservatory

13'7" x 10'00" (4.14m x 3.05m)

Having lighting, power points, T.V. aerial point, radiator, obscure double glazed windows overlooking the side elevation, uPVC double glazed windows to the front elevation and a uPVC decorative door leading to the rear of the property.



Bedroom

15'11" x 10'4" (4.85m x 3.15m)

Having lighting, power points, radiators, storage cupboards, internet access point, uPVC double glazed window overlooking the rear elevation and a uPVC double glazed window overlooking the side elevation.

Shower Room

Comprising lighting, wall mounted radiator, shower enclosure with stainless steel shower head, pedestal hand basin with stainless steel taps over, access to loft hatch, and a uPVC decorative double glazed window overlooking the side elevation.

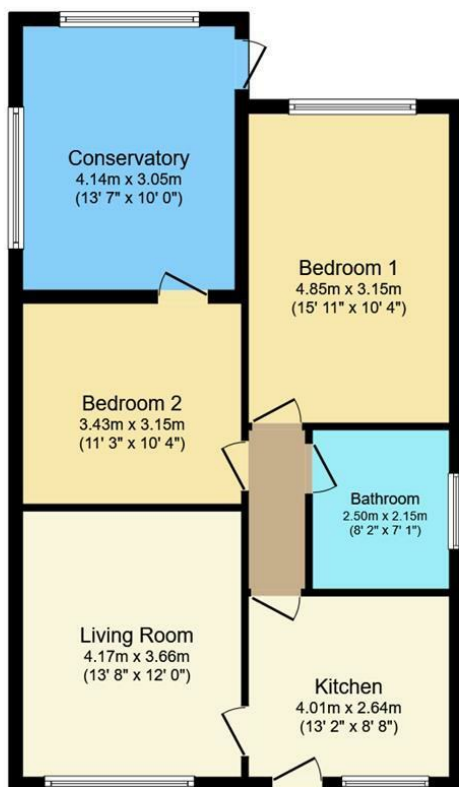
Outside

To the front, the property has a driveway providing ample off-road parking. The front garden is mainly paved for ease of maintenance with a mixture of golden gravel. To the rear, the rear garden is ideal for alfresco dining, being mainly laid to lawn and bound by timber fencing. It also benefits from a sunny aspect. There is also a spacious garage.

Directions

From the Prestatyn office turn right at the mini roundabout and first left onto Fforddisa, proceed along Fforddisa and turn right at the crossroads and continue down Ffordd Penrhwylyfa, over the bridge and right into Seabank Drive, take the second right into Milmor Way and left into Overton Avenue where the property can be found.





Floor Plan

Floor area 74.0 sq.m. (796 sq.ft.)

TOTAL: 74.0 sq.m. (796 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.