



**37 Pendre Avenue, Prestatyn,  
Denbighshire, LL19 9SH**

**£335,000**

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**EPC - D61    Council Tax Band - E    Tenure - Freehold**

# Pendre Avenue, Prestatyn

## 4 Bedrooms - Bungalow - Detached

Available with No Onward Chain! Four bedroom detached dormer bungalow situated in the sought after location of Upper Prestatyn, being conveniently located within walking distance of local shops, retail park, schools, bus routes and other local amenities. The property briefly comprises; four bedrooms, two bathrooms, open plan living/dining room, kitchen, lounge and garden room. Having the added benefit of well maintained gardens to the front and rear, ample off street parking, uPVC double glazing and gas central heating. Viewing highly recommended!



### Accommodation

Accommodation via a feature front door leading into;

### Entrance Hallway

Having radiator, lighting and door off into the;

### Lounge

14'11" x 13'1" (4.57m x 4.01m)

Having radiator, feature gas fire, under stairs storage cupboard, lighting, power points and double glazed window over looking the front elevation and stairs off to the first floor.

### Kitchen

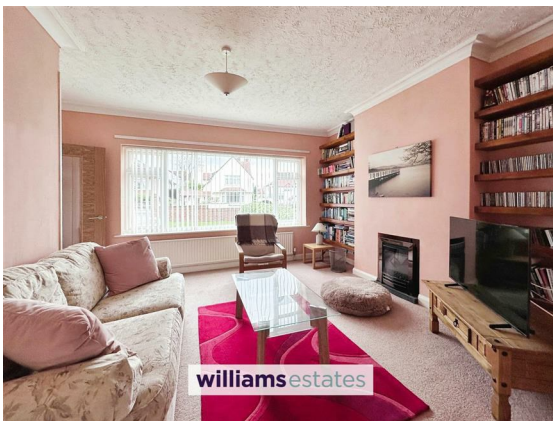
13'1" x 8'0" (4.01m x 2.44m)

Comprising wall, drawer and base units with complementary work tops, sink with half drainer and taps over, four ring gas hob with extractor hood over, integrated washing machine, integrated tumble dryer, integrated dishwasher, in built oven, in built microwave, in built fridge, inbuilt freezer, lighting, power points and uPVC double glazed window over looking the side elevation.

### Dining/Living Area

17'8" x 12'4" (5.41m x 3.76m)

Having two radiators, two storage cupboards, lighting, power points, double glazed patio doors to the rear and further double glazed door and window onto the side elevation.



### Inner Hallway

Having storage cupboard and lighting.

### Bedroom One

14'0" x 10'11" (4.27m x 3.35m)

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

### Downstairs Cloakroom

Having low flush W.C, lighting and uPVC double glazed window.



## Bathroom

Having pedestal wash hand basin, panelled bath with shower over, led down lights, extractor fan and uPVC double glazed window onto the side elevation.

## Bedroom Two

15'1" x 8'0" (4.60m x 2.46m)

Having radiator, lighting, power points and double glazed windows over looking the side and rear elevation.

## First Floor Landing

Having built in storage, double glazed window.

## Bedroom Three

15'7" x 11'10" (4.75m x 3.61m)

Having built in storage, radiator, double glazed window over looking the rear elevation giving a spectacular view over the Prestatyn hillside.

## Bedroom Four

12'11" x 11'10" (3.96m x 3.63m)

Having radiator, lighting, built in storage space and double glazed window to the side elevation.

## Bathroom

Having low flush W.C, wash hand basin, panelled bath, lighting, radiator and Velux window to the side elevation.

## Outside

The front of the property having a newly laid bricked double driveway providing ample off street parking, lawned front garden with decorative shrubs and bushes and a pathway leading round to the rear garden

To the rear, the garden houses a Garden Office, whilst also being of a good size. Being mainly laid to lawn, having paved patio area, south facing sundeck that is a sun trap and ideal for alfresco dining, block built garden store, bound by mature hedging, decorative mixed borders and stone wall to the rear.

## Garden Office

12'1" x 9'5" (3.7m x 2.89m)

A newly built office (ideal for hybrid workers) having electric, uPVC double glazing and uPVC double glazed patio doors to the front.

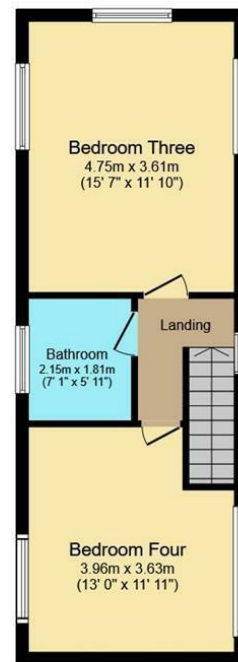
## Directions

From our Prestatyn office proceed right to the lights and take the right turning onto Pendre Avenue. Continue about three quarters of the way up and you will find the property on your left hand side.





**Ground Floor**  
Floor area 94.5 m<sup>2</sup> (1,017 sq.ft.)



**First Floor**  
Floor area 39.9 m<sup>2</sup> (429 sq.ft.)

**TOTAL: 134.4 m<sup>2</sup> (1,446 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](http://www.Propertybox.io)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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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