



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

**£169,950**

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**EPC - E50 Council Tax Band - Tenure - Freehold**

# Overton Avenue, Prestatyn

## 2 Bedrooms - Bungalow - Detached

Available with No Onward Chain is this well presented Two Bedroom Detached Bungalow. Situated within a popular residential area of favoured seaside town, Prestatyn. The town is at your fingertips with local amenities and local bus routes all within a short proximity. If you're looking to downsize, relocate or retire by the seaside, this could be the ideal move! Internal Viewing is Highly Encouraged. EPC Rating E 50.



### Accommodation

Access via a uPVC double glazed front door into the;

### Entrance Hallway

Having a built-in storage cupboard housing the electrical consumer unit and meter, loft access hatch, lighting, power points and doors into further accommodation.

### Living Room

12'11 x 12'6 (3.94m x 3.81m)

Having a feature fire with hearth and surround, lighting, power points, radiator and a uPVC double glazed leaded effect bay window to the front.

### Kitchen

11'1 (maximum) x 8'9 (3.38m (maximum) x 2.67m )

Fitted with a range of wall, drawer and base units with complementary worktops over, stainless steel single drainer sink with mixer tap over, integral cooker with four ring gas hob over and extractor hood above, cupboard housing the central heating combination boiler, power points, lighting, uPVC double glazed window to the side, single glazed timber window and door leading into the ;



### Sun Room

12'1 x 10' (3.68m x 3.05m)

Having lighting, power points, radiator, uPVC double glazed window to the side and a uPVC double glazed patio doors leading into the rear garden.

### Bedroom One

11'7 x 9'1 (3.53m x 2.77m )

Having lighting, power points, radiator and a uPVC double glazed window to the rear.

### Bedroom Two

9'1 x 8'11 (2.77m x 2.72m)

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



### Shower Room

5'8 x 5'5 (1.73m x 1.65m)

Having vanity hand wash basin, low flush WC, shower enclosure with electric shower, tiled walls, lighting, radiator and a uPVC double glazed window with obscure glazing to the side.

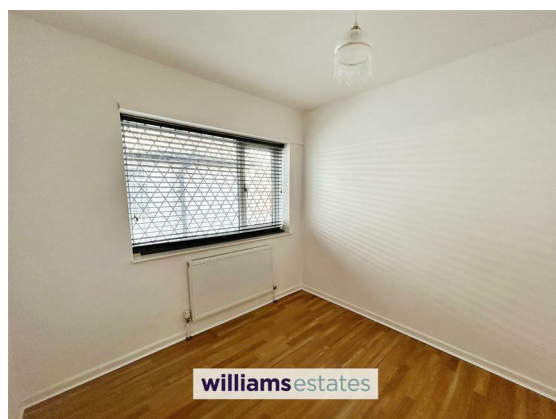
### Outside

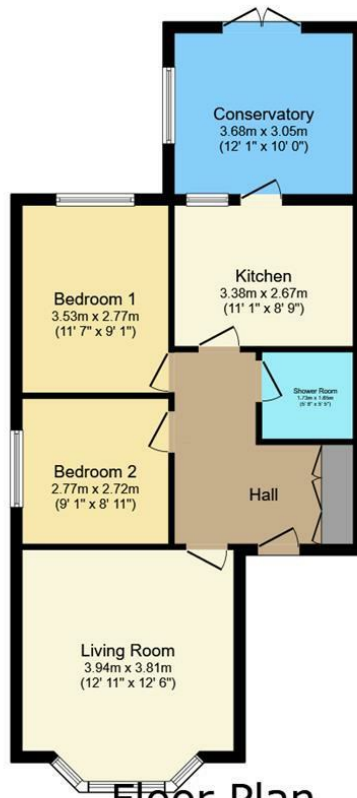
The property is approached via a concrete paved driveway and front garden providing ample off- street parking.

To the rear the property has access to a detached garage, paved patio areas ideal for outdoor dining, a small lawned area and planted borders. All enclosed via timber fencing for privacy.

### 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 on your right hand side by way of our For Sale board.





Floor Plan  
Floor area 67.9 m<sup>2</sup> (730 sq.ft.)

TOTAL: 67.9 m<sup>2</sup> (730 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</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.