



**15 Clwyd Avenue, Prestatyn,
Denbighshire, LL19 9NG**

£325,000

 5  2  1  E

EPC - E51

Council Tax Band - E

Tenure - Freehold

Clwyd Avenue, Prestatyn

5 Bedrooms - House

This Tudor-style gem on Clwyd Avenue in Prestatyn is the perfect family home. With five double bedrooms, there's space for everyone. The two large reception rooms provide ample room for relaxation and entertainment. The modern kitchen, contemporary shower room and bathroom are beautifully presented, making this house a true show stopper. Located in a sought after area, just a short walk away from the town centre and retail park. You won't want to miss out on this house!



Accommodation

via a traditional feature front door leading into;

Entrance Porch

An excellent space for coat and shoe storage with lighting, tiled floors with oak framed glass door leading into;

Entrance Hallway

Having lighting, power points, radiator, hard-wired smoke detector, stairs to first floor land, under stairs storage cupboard and doors off;

Living Room

15'7" x 13'6" (4.767 x 4.123)

Having lighting, power points, radiator, internet access point, t.v. aerial point, working log burner with surround and oak mantel above and uPVC double glazed window to the front elevation.



Second Reception Room

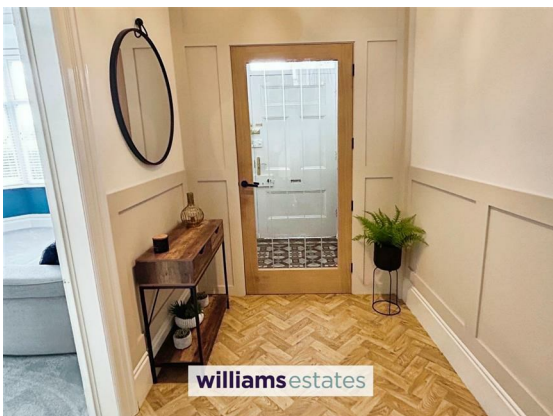
12'2" x 14'8" (3.721 x 4.494)

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

Kitchen

15'0" x 16'1" (4.574 x 4.908)

A modern kitchen comprising wall, drawer and base units with worktops over with matching island having additional drawer and base units with additional electric sockets, sink with half drainer and mixer tap above, partially tiled walls, induction hob with extractor hood above, dual integrated oven, lighting, power points, void for large American style fridge/freezer, radiator, heat detector and a uPVC double glazed box bay window to the side elevation.



Shower Room

7'5" x 4'7" (2.265 x 1.402)

Comprising high-flush W.C., pedestal hand wash basin with taps over, walk-in shower enclosure with rainforest shower head above, extractor fan, lighting and heated chrome towel rail.

Utility Room

8'0" x 13'5" (2.456 x 4.095)

Comprising base units with worktops over, single drainer sink with mixer tap over, wall-mounted Worcester boiler, void and plumbing for washing machine and tumble dryer, uPVC double glazed window to the side elevation and uPVC double glazed door giving access to the rear garden.

First Floor Landing

Having lighting, power points, hardwired smoke detectors, radiators, loft access hatch, panelled walls and doors off;

Bedroom One

15'11" x 12'11" (4.874 x 3.962)

A good size room having lighting, power points, radiator and a uPVC double glazed box bay window to the front elevation welcoming in plenty of natural light.

Bedroom Two

12'3" x 14'9" (3.738 x 4.499)

Having lighting, power points, radiator, feature fireplace with tiled surround and hearth and a uPVC double glazed window to the rear with views out towards the North Wales coastline.

Bedroom Three

13'4" x 7'11" (4.084 x 2.416)

Having lighting, power points, radiator and uPVC double glazed windows to both rear and side elevations allowing plenty of natural light.

Bedroom Four

8'6" x 10'2" (2.601 x 3.121)

Having lighting, radiator, power points, feature fireplace, in-built storage cupboards, uPVC double glazed window to the side elevation and uPVC door out to a Juliette balcony.

Bedroom Five

7'11" x 9'4" (2.419 x 2.853)

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

Bathroom

5'9" x 10'5" (1.759 x 3.199)

A modern bathroom comprising low flush W.C., pedestal hand wash basin with taps over, claw bathtub with wall mounted shower head and taps over, partially tiled walls and uPVC obscured double glazed window to the side elevation.

Outside

The property is approached via a paved pathway leading up to the accommodation with front garden having mature bushes offering privacy from the road.

To the rear the garden is laid with gravel for ease of low maintenance, and enclosed by timber fencing. The garden enjoys a sunny aspect ideal for enjoying the warm spring/summer months.

Directions

Proceed right from Prestatyn office onto Gronant Road and continue along passing the Tennis Club on the right. Turn next left onto Mostyn Avenue and next left onto Clwyd Avenue. Continue up Clwyd Avenue, where the property can be found on your right hand-side





Ground Floor Floor area 63.6 m² (684 sq.ft.) First Floor Floor area 62.5 m² (672 sq.ft.)

TOTAL: 126.0 m² (1,357 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.