



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



92+	A	
81-91	B	84   B
69-80	C	
55-68	D	58   D
39-54	E	
21-38	F	

**OFFICE**  
19 Meliden Road  
Prestatyn  
Denbighshire  
LL19 9SD

**T:** 01745 666100  
**E:** prestatyn@peterlarge.com  
**W:** www.peterlarge.com

**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Denbighshire County Council

**DATE:**

17th May 2021  
Reviewed:17/05/2021



57 Highbury Avenue, Prestatyn, Denbighshire , LL19 7NT

£210,000

- CORNER POSITION
- DETACHED HOUSE
- FOUR BEDROOMS
- TWO GOOD SIZE RECEPTION ROOMS



## DESCRIPTION

This detached substantial house is situated in a corner position and offers spacious accommodation with two good size reception rooms, kitchen, ground floor bedroom with en-suite and a further three bedrooms and shower room to the first floor. Having a garage and utility room with driveway and rear court yard. The property is located within walking distance of the promenade and main town with its array of shops and popular retail park.

uPVC and double glazed 'French' style Entrance Doors into:-

## ENTRANCE PORCH

3' 9" x 2' 4" (1.15m x 0.72m) With tiled floor and a timber and leaded stain glass door into:-

## ENTRANCE HALL

12' 11" x 7' 11" (3.94m x 2.42 m) Having a radiator, picture rail, coved ceiling, power points and storage cupboard.

## LOUNGE

13' 3" x 11' 0" (4.04m x 3.36m) With a uPVC double glazed bay window to the front elevation and a further two windows to the side elevation, double panelled radiator, picture rail, power points, electric fire with marble inset and hearth with a timber surround.

## DINING ROOM

13' 3" x 12' 10" (4.05m x 3.93m) Having a uPVC double glazed bay window to the side elevation, built-in cupboard with shelving, picture rail, power points and a double panelled radiator.

## KITCHEN

8' 9" x 7' 9" (2.69m x 2.38m) Having a range of base cupboards and drawers with worktop surface over, matching wall mounted units, space for oven with a four ring gas hob and convector hood over, one and a quarter single drainer sink with mixer tap over, part tiled walls, power points, useful walk-in pantry, tiled floor and a uPVC double glazed window.

## REAR PORCH

5' 3" x 3' 10" (1.61m x 1.18m) Tiled floor with door giving access to the rear.

## GROUND FLOOR BEDROOM ONE

11' 5" x 8' 4" (3.49m x 2.55m) With uPVC double glazed window to the front elevation, radiator, power points, door giving access to the rear porch.

## ENSUITE

7' 10" x 5' 8" (2.40m x 1.73m) Having a three piece suite in white comprising panelled bath with shower attachment over, wall mounted wash hand basin, low flush w.c., part tiled walls, double panelled radiator and a obscure glazed window.

Stairs from the Entrance Hall lead up to the First Floor Accommodation and

## LANDING

With an obscure glazed window, radiator, loft access point and picture rail.

## BEDROOM TWO

13' 9" x 12' 11" (4.21m x 3.94m) maximum. Having a uPVC double glazed bay window to the side elevation, double panelled radiator, power points and picture rail.

## BEDROOM THREE

13' 8" x 11' 11" (4.18m x 3.65m) Having a uPVC double glazed bay window to the front elevation, double panelled radiator, power points and picture rail.

## BEDROOM FOUR

8' 4" x 7' 10" (2.55m x 2.41m) With a uPVC double glazed window to the front elevation with views over roof tops towards Prestatyn Hillside, radiator, picture rail and power points.

## SHOWER ROOM

7' 10" x 5' 9" (2.39m x 1.77m) Having a shower cubicle housing a 'Mira' shower, pedestal wash hand basin, radiator, fully tiled walls, obscure glazed window and linen storage cupboard with shelving and radiator.

## W.C.

4' 11" x 2' 6" (1.50m x 0.78m) Having a low flush w.c. and obscure glazed window.

## OUTSIDE

The property is situated in a corner position with pedestrian access onto a paved garden for ease of maintenance with a variety of plants of interest to include an 'Aloe Vera' plant. A pathway leads to the side of the property where there is an artificial lawn. A driveway provides off road parking and access to an attached GARAGE with up and over door and personnel door leading to the rear elevation. A timber gate gives access to the enclosed rear court yard with an outside Store and access to the Utility Room with a wall mounted gas fire boiler serving the domestic hot water and heating system, tiled floor, plumbing for automatic washing machine and a single drainer sink.

## SERVICES

Mains electric, gas and drainage are believed available or connected with water by way of a meter. All services and appliances are not tested by the Selling Agent.

## DIRECTIONS

From the Prestatyn office turn left onto Meliden Road and at the mini roundabout turn right onto Ffordd Pedyfryn and continue past the Bus Station and over the railway bridge to the traffic lights and continue across onto Bastion Road taking the first right onto Highbury Avenue where the property will be found on the left hand side.

