



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Denbighshire County Council

**DATE:**

28th April 2021



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22 Victoria Avenue, Prestatyn, Denbighshire, LL19 9DF

£170,000

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE TO TOWN CENTRE
- LARGE GARDEN

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008  
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## DESCRIPTION

This family home is situated within walking distance of the High Street and amenities. Having two reception rooms, good size kitchen, four bedrooms and two bathroom facilities. Offering gas fired heating, double glazing, a large rear garden and off road parking, early viewing is recommended.

Entrance door with part glazed side panel into:-

## ENTRANCE VESTIBULE

6' 2" x 5' 1" (1.89m x 1.57m) With quarry tiled floor, timber and glazed door into:-

## ENTRANCE HALL

21' 3" x 5' 3" (6.48m x 1.62m) With power points, radiator, dado rail and picture rail.

## LOUNGE

14' 11" x 13' 10" (4.57m x 4.22m) With ornamental timber fire surround with tiled inset and hearth, picture rail, radiator, power points and double glazed window to front elevation.

## DINING ROOM

13' 9" x 11' 5" (4.20m x 3.49m) With ornamental feature fire surround with tiled inset and hearth, radiator, power points, double glazed French doors giving access to the rear garden.

## KITCHEN

13' 9" x 11' 5" (4.20m x 3.48m) Having an extensive range of base cupboards and drawers with worktop surface over, single drainer stainless steel sink with mixer tap over, radiator, built-in electric oven and hob with convector hood over, matching wall units, plumbing for automatic washing machine, space for fridge/freezer, power points, part tiled walls, double glazed window to side elevation.

## BATHROOM

9' 11" x 7' 4" (3.04m x 2.26m) Having a three piece suite in white comprising panelled bath with a shower over and splash screen, pedestal wash hand basin, low flush w.c, part tiled walls, obscure glazed window, heated towel rail, wall mounted gas fired boiler servicing the domestic hot water and heating system.

Staircase from the Hallway rises up to the First Floor accommodation and Landing with picture rail, storage cupboards and dado rail.

## BEDROOM ONE

13' 10" x 13' 1" (4.22m x 3.99m) With double glazed window to front elevation, radiator, power points, picture rail and double louvered doors into:-

## DRESSING ROOM

7' 7" x 5' 4" (2.33m x 1.63m) With picture rail and double glazed window to the front elevation.

## BEDROOM TWO

13' 8" x 11' 5" (4.19 m x 3.50m) With double glazed window to rear elevation, radiator and power points.

## BEDROOM THREE

11' 6" x 7' 10" (3.53m x 2.40m) With double glazed window to side elevation, radiator and power points.

## BEDROOM FOUR

11' 6" x 8' 0" (3.52m x 2.44m) With double glazed window to rear elevation, radiator and power points.

## BATHROOM

8' 3" x 7' 3" (2.53m x 2.23m) Having a three piece suite comprising panelled bath, low flush w.c, pedestal wash hand basin, part tiled walls and obscure glazed window.

## OUTSIDE

The property benefits from a parking bay to the front elevation with right of way to a side gate which gives access to the rear garden. Having an extensive paved patio with a lawn

adjoining with gravelled borders for ease of maintenance and bounded by timber fencing to part.

## SERVICES

Mains gas, electric and drainage are believed available or connected to the property. Water to be confirmed. 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 Pendyffryn. Take the third right turning onto Victoria Avenue and the property can be found on the right hand side.

