



47 Green Lanes | | Prestatyn | LL19 7BH

An opportunity to acquire a two bedroom detached bungalow situated in a coastal location, near to bus routes and a stone throw from the beach. The property affords a good size lounge, shower room with separate W.C, fitted kitchen and a Lean-to. Having gas fired heating, double glazing, driveway and garage.

£145,000

- DETACHED BUNGALOW
- GARAGE
- CLOSE TO SEA
- HOBBIES ROOM
- USEFUL LEAN-TO

Double glazed door into:-

ENTRANCE HALL

With radiator and power points.

LOUNGE

14' 3" x 12' 5" (4.36m x 3.80m) With gas fire with timber surround, power points, radiator, double glazed window giving an outlook over the sand dunes and French doors giving access onto the side of the property.

SHOWER ROOM

6' 3" x 5' 4" (1.93m x 1.65m) Having a two piece suite comprising shower cubicle, wash hand basin and frosted window allowing in natural light.

W.C

5' 6" x 3' 3" (1.69m x 1.00m) Having a low flush w.c

BEDROOM ONE

12' 10" x 11' 6" (3.93m x 3.51m) Having radiator, power points and double glazed bay window giving an outlook over the side of the property.

BEDROOM TWO

10' 3" x 9' 10" (3.14m x 3.00m) Having radiator, power points, built-in cupboard housing the water tank and double glazed window giving an outlook over the side of the property.

KITCHEN

11' 1" x 8' 8" (3.39m x 2.66m) Having a range of timber effect fronted base cupboards and drawers with work top surface over, matching wall units, radiator, power points, single drainer stainless steel sink with mixer tap over, space for washing machine, space for gas cooker, uPVC double glazed window to the side elevation and access to:-

LEAN-TO

22' 0" x 10' 10" (6.72m x 3.31m) With concrete flooring, power points and access to the rear of the property.

GARAGE

18' 3" x 9' 1" (5.57m x 2.79m) Having an up and over door, power and light.

Stairs from the Reception Hall lead up to:-

HOBBIES ROOM

12' 9" x 10' 6" (3.91m (Max) x 3.22m (Max) Having radiator, power points, eave storage, limited head height to part and double glazed window having a partial outlook towards to the sand dunes.

OUTSIDE

The property is approached over a concrete driveway providing off-road parking. GARAGE with an up and over door with power and light. Lawned gardens to side and a pedestrian gate gives access to the rear of the property.

SERVICES

Mains electric, gas, water and drainage are believed available or connected to the property. All services and appliances are not tested by the Selling Agent.

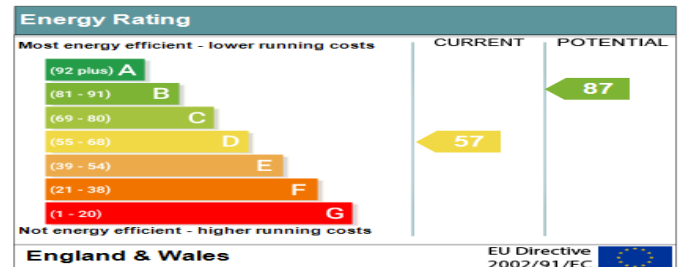
DIRECTIONS

From the Prestatyn office turn left onto Meliden Road and at the mini roundabout turn right onto Ffordd Pentyffryn and immediately left onto Fforddisa, at the cross roads turn right onto Ffordd Penrhwyfa and continue over the mini roundabout and railway bridge to the traffic lights, turn left onto the main coastal highway, take the fourth turning on the right onto Roy Avenue and proceed on to Green Lanes where the property can be found the right hand side via a 'For Sale' sign.



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

Address: 47 GREEN LANES, PRESTATYN, PRESTATYN, LL19 7BH
RRN: 3439-0225-5000-0672-6292



COUNCIL TAX BAND

Tax band: D

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE

04/05/2021

Contact Details

19 Meliden Road, Prestatyn, Denbighshire, LL19 9SD

www.peterlarge.com

01745 888100

prestatyn@peterlarge.com

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

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