



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		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

19th June 2021



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Prestatyn
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10 Fairview Avenue, Prestatyn, Denbighshire,
LL19 8SE

£165,000
NO FORWARD CHAIN

- CONVENIENT LOCATION
- TWO GOOD SIZE RECEPTION ROOMS
- THREE BEDROOMS
- OFF ROAD PARKING

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



uPVC and double glazed Entrance Door into:-

PORCH

3' 5" x 3' 2" (1.05m x 0.98m) With uPVC double glazed window to the side elevation, timber and glazed door into:-

ENTRANCE HALL

8' 8" x 4' 11" (2.65m x 1.50m) With Oak flooring, radiator, power point, high level uPVC double glazed window allowing in natural light, picture rail and useful under stairs storage cupboard.

LOUNGE

13' 1" x 11' 5" (4.00m x 3.49m) With a continuation of the Oak flooring, uPVC double glazed bay window to the front elevation, picture rail, double panelled radiator, power point and chimney breast with display niche.

DINING ROOM

14' 2" x 9' 11" (4.33m x 3.03m) With laminate wood effect flooring, living flame coal effect fire with marble effect inset and hearth with a timber surround, picture rail, power points, radiator and uPVC double glazed 'French' doors providing and outlook and access to the rear garden.

KITCHEN

11' 11" x 4' 10" (3.65m x 1.49m) Having a range of base cupboards with worktop surface over, space for gas cooker with a concealed convector hood over, wall units, open shelving, plumbing for automatic washing machine, single drainer sink, fully tiled walls, quarry tiled floor, uPVC double glazed window overlooking the rear garden, radiator and door giving access to the side elevation.

Stairs from the Entrance Hall lead to the First Floor Accommodation and Landing with loft access points and power point.

BEDROOM ONE

13' 1" x 11' 5" (4.00m x 3.49m) With a uPVC double glazed window to the front elevation, radiator, picture rail and power points.

BEDROOM TWO

13' 9" x 9' 1" (4.20m x 2.77m) maximum. With a radiator, uPVC double glazed window to the rear elevation, picture rail and power points.

BEDROOM THREE

12' 0" x 5' 11" (3.68m x 1.81m) With radiator, power points, uPVC double glazed window to the rear elevation and picture rail.

SHOWER ROOM

7' 6" x 5' 10" (2.31m x 1.78m) Having a three piece suite comprising shower cubicle, pedestal wash hand basin, low flush w.c., radiator, part tiled walls, obscure glazed window and built-in cupboard.

OUTSIDE

The property is accessed via double wrought iron gates onto a driveway providing ample off road parking with lawn garden adjoining with mature borders having a variety of shrubs. A timber gate to the side of the property leads to the rear garden with a Built-in Outside Store housing the 'Ideal' gas fired boiler serving the domestic hot water and heating system. The garden enjoys a central pathway with lawn adjoining with a variety of plants and shrubs. There is a timber constructed Garden Store, bounded by timber fencing and hedging to part.

SERVICES

Mains electric, gas and drainage are believed available or connected to the property 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 and at the round about take the second exit and immediately first left onto Fforddisa, take the fifth left tuning onto Fairview Avenue and the property will be seen on the right hand side by way of a 'For Sale' sign.

