



2 Second Avenue | | Prestatyn | LL19 7LN

£150,000

A detached dormer bungalow close to the sea front and a short distance from the town centre. Standing on a large plot, it offers spacious accommodation with a ground floor bedroom, lounge, kitchen, shower room, dining room or second bedroom and two further dormer rooms. It is in need of modernisation and viewing is recommended.

- DETACHED DORMER BUNGALOW
- LARGE GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- MODERNISATION

Glazed timber door into;-

RECEPTION HALL

With radiator.

LOUNGE

14' 2" x 9' 11" (4.33m x 3.03m) With stone feature fireplace, double panelled radiator, mock beamed ceiling, power points and a double glazed window overlooking the front.

SITTING ROOM/BEDROOM ONE

14' 2" x 10' 3" (4.32m x 3.14m) With power points and double glazed sliding patio doors giving an outlook and access to the rear garden.

KITCHEN

10' 2" x 8' 5" (3.12m x 2.58m) Having wall mounted cupboards, worktop surface with base units beneath, one and a quarter bowl sink, gas cooker point, wall mounted boiler supplying the domestic hot water and radiator, double glazed window giving an aspect over the rear, power points, radiator and part tiled walls.

SHOWER ROOM

5' 10" x 5' 5" (1.79m x 1.66m) Having a three piece suite comprising wash hand basin, shower cubicle, low flush w.c., part tiled walls and radiator.

BEDROOM 2

10' 4" x 7' 11" (3.16m x 2.42m) With a double panelled radiator, storage cupboard, power points and a double glazed window to the front elevation.

Stairs from Inner Hallway lead up to the first floor accommodation and Landing with storage cupboard.

DORMER ROOM 1

10' 0" x 8' 9" (3.07m x 2.69m) With radiator and uPVC double glazed window to the rear elevation.

DORMER ROOM 2

14' 9" x 10' 0" (4.51m x 3.07m) With radiator and two uPVC double glazed windows to the front elevation.

OUTSIDE

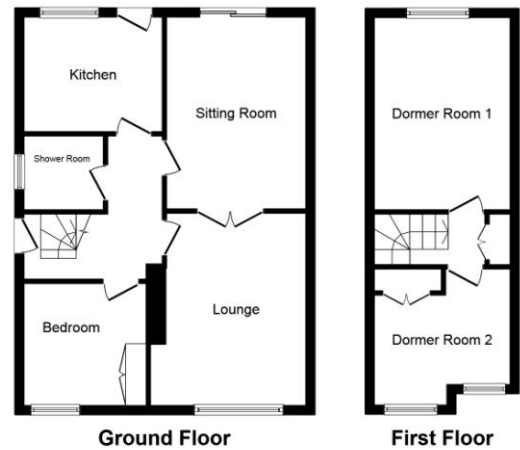
Driveway providing ample off-road parking for several vehicles. Paved gardens to the front with a DETACHED GARAGE with large lawned gardens to the rear with timber constructed GARDEN STORE and paved patio area.

AGENTS NOTES

Please note this sale is subject to probate

DIRECTIONS

From the Prestatyn office proceed to the mini roundabout, bear right continue down Ffordd Pendyffryn passing the bus station, over the railway bridge to the traffic lights and continue straight on to Bastion Road towards the Nova Leisure, bear right and take the second right onto Second Avenue where the property will be found on the right hand side by way of the 'For Sale' sign.



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



COUNCIL TAX BAND

Tax band: D

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE

14/10/2020

Contact Details

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

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