

39 Central Avenue, Prestatyn, Denbighshire LL19 8TE

£185,000

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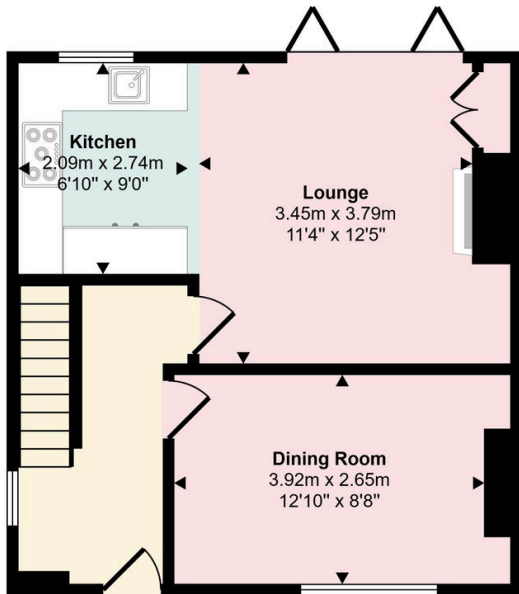
This well presented three bedroom family home has been modernised and upgraded by the current owner to provide an open plan lounge/kitchen with a multi fuel burning stove, bi-fold doors giving access to a good size enclosed rear garden with Summer House and Utility Room. Having a second reception room, modern shower room, gas fired heating and off road parking. Early viewing is highly recommended.

**DIRECTIONS** From the Prestatyn office turn left, at the roundabout turn right onto Ffordd Pedyffryn. Take the third left onto Banastre Avenue, second right onto Central Avenue and the property is on the right hand side.

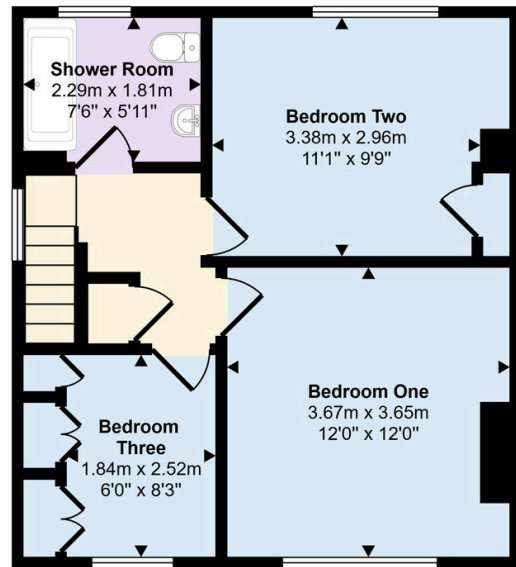
## Key Features

- MODERNISED & WELL PRESENTED
- OPEN PLAN LOUNGE/KITCHEN
- SECOND SITTING ROOM
- MODERN SHOWER ROOM
- ENCLOSED REAR GARDEN
- SUMMER HOUSE & UTILITY ROOM
- DRIVEWAY
- CONVENIENT LOCATION
- FREEHOLD
- COUNCIL TAX - C EPC - tbc

Approx Gross Internal Area  
83 sq m / 897 sq ft



Ground Floor  
Approx 41 sq m / 442 sq ft



First Floor  
Approx 42 sq m / 455 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.