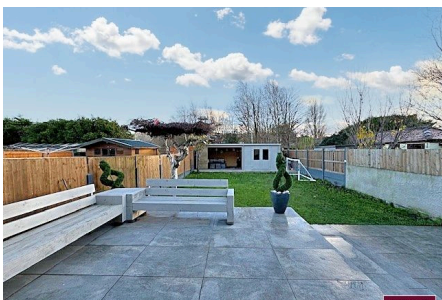


## 30 Highbury Avenue Prestatyn LL19 7NS

£275,000

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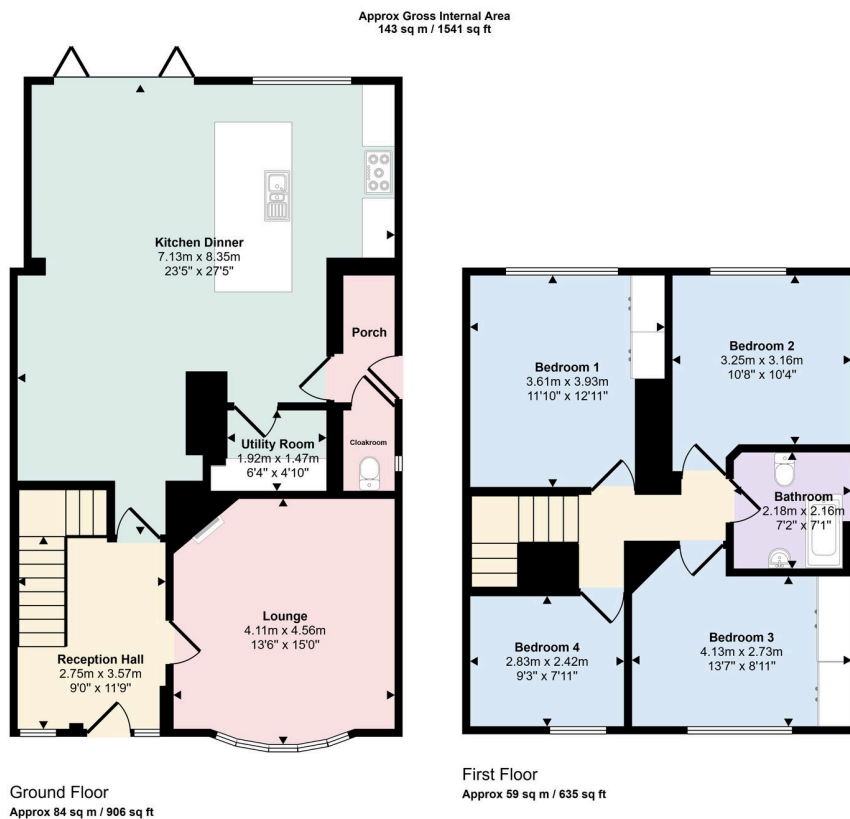


This traditional four bedrooms semi detached family home has been extended and modernised and now provides a stunning kitchen/family room with bifold doors leading onto a landscaped rear garden which enjoys a sunny aspect. Having the additional benefit of a utility room and convenience of a cloakroom, with off road parking. Situated within walking distance of the town and beach, early viewing is essential.

**DIRECTIONS** From the Prestatyn office turn left and right at the mini roundabout, pass the bus station, over the railway bridge and continue across at the traffic lights onto Bastion Road, turn first right onto Highbury Avenue and the property will be seen on the right hand side.

## Key Features

- SPACIOUS ACCOMMODATION
- MODERN KITCHEN/FAMILY ROOM
- FOUR GOOD SIZE BEDROOMS
- LARGE LANDSCAPED REAR GARDEN
- OUTDOOR ENTERTAINING AREA
- CLOSE TO TOWN CENTRE
- WALKING DISTANCE TO BEACH
- DRIVEWAY TO FRONT
- COUNCIL TAX BAND - D EPC - tc
- FREEHOLD



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.

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

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