



CARTREFLE, Ffordd Penrhwylyfa, Meliden LL19 8HL

PETER LARGE
The Plum Collection



CARTREFLE
FFORDD PENRHWYLFA
MELIDEN
DENBIGHSHIRE
LL19 8HL

An individual detached four bedroom family residence that occupies an idyllic position between Prestatyn and the village of Meliden.

19 Meliden Road, Prestatyn, Denbighshire LL19 9SD
19 Clwyd Street, Rhyl, Denbighshire LL18 3LA
45-47 Market Street, Abergele, Conwy LL22 7AF

Residential

t. 01745 888100
t. 01745 334411
t. 01745 825511

prestatyn@peterlarge.com
rhyl@peterlarge.com
abergele@peterlarge.com

DESCRIPTION

The most individual detached four bedroom family residence occupies an idyllic position situated between the resort town of Prestatyn and the village of Meliden, both being within one mile. The property stands within extensive gardens of just under half an acre and enjoys splendid views over the surrounding wooded Hillside of the district. It is of a unique nature and offers versatile accommodation with both ground floor bedrooms and upper room bedroom space. The reception rooms are of large dimensions and the property is a rare find with space for parking several vehicles. The property is convenient for the coast and the major shopping facilities offered by Prestatyn town. Meliden, the adjoining village boasts a Post Office and local shops which cater for most every day needs. The property can be described as ready to walk-into.

Double glazed Entrance Door into Vestibule with door into;-

LOUNGE - 5.35m x 5.21m (17'6" x 17'1")

With a feature stone wall mounted log effect remote control fire, large picture window giving a splendid panorama over the garden towards the Hillside over the village of Meliden, double panelled radiator and power points.

SPACIOUS INNER HALLWAY

With radiator and power points.

SITTING ROOM - 4.54m x 3.77m (14'10" x 12'4")

With a double panelled radiator, power points, large picture window enjoying views over the garden towards the Craig Fawr national trust Hillside.

KITCHEN - 4.06m x 2.70m (13'3" x 8'10")

With a range of soft cream fronted units incorporating a dishwasher, double oven, four ring ceramic hob with extractor over, power points, ceramic tiled floor, outlook over the garden, archway into;-

BREAKFAST AREA - 2.51m x 1.68m (8'2" x 5'6")

With a continuation of the ceramic tiled floor, radiator and an outlook over the rear garden.

SIDE PORCH - 1.71m x 1.52m (5'7" x 4'11")

With access onto the driveway and garden.

DINING ROOM - 4.74m x 3.6m (15'6" x 11'9")

With a range of fitted cupboards, radiator, power points and karndean flooring, sliding doors lead into:-

CONSERVATORY - 4.86m x 4.07m (15'11" x 13'4")

With a continuation of the karndean flooring, radiator, power points, 'French' doors lead out onto the decked seating area with an outlook over the garden.

GROUND FLOOR BATHROOM - 2.75m x 2.41m (9'0" x 7'10") maximum.

Having a 21st century four piece fitted suite comprising purpose built shower, bath, close coupled w.c., wash hand basin set into vanity unit, heated towel rail, mirror fronted medicine cabinet, part tiled walls, complimentary tiled floor and obscure glazed window.

GROUND FLOOR BEDROOM ONE - 3.84m x 3.63m (12'7" x 11'10")

With radiator, power points, large picture window overlooking the front garden and driveway with views towards Prestatyn's Hillside.

GROUND FLOOR BEDROOM TWO/STUDY - 3.29m x 2.13m (10'9" x 6'11")

With radiator, power points and two high level windows allowing in natural light.

UTILITY AREA - 4.8m x 2.15m (15'8" x 7'0") maximum

With fitted cupboards, radiator, stainless steel sink unit with base cupboard beneath, plumbing for automatic washing machine, wall mounted 'Ideal' combination gas fired boiler serving the domestic hot water and heating system.

REAR PORCH

With storage area and access to the rear garden.

CLOAKROOM - 1.45m x 1.14m (4'9" x 3'8")

Having a high level w.c..

From the Hallway an open tread staircase with Mahogany balustrade leads to the First Floor Accommodation and spacious Landing with a walk-in storage cupboard, further fitted storage cupboards with light, radiator, laminate flooring, 'Velux' window.

BEDROOM THREE - 4.31m x 4.23m (14'1" x 13'10")

With fitted bedroom furniture, radiator, large picture window giving an outlook over the long rear garden with views towards the distant Snowdonia mountain range.

BEDROOM FOUR - 4.06m x 3.96m (13'3" x 12'11")

With radiator, power points, useful walk-in wardrobe, large picture windows giving a splendid panorama over the rear garden with views towards Meliden Hillside.

SHOWER ROOM - 1.68m x 1.46m (5'6" x 4'9")

Having a three piece suite comprising shower cubicle, w.c., wash hand basin set into vanity unit, tiled walls and radiator.

OUTSIDE

The property enjoys dual access, the main access being from Ffordd Penrhwylyfa with wrought iron gates leading to a sweeping driveway which extends to a large DOUBLE GARAGE currently divided into a WORKSHOP and STORE with solar panels to the roof. The gardens are extensive and matured bounded by hedging affording privacy with established trees including a Walnut, fruit bearing trees and a productive vegetable garden with raised beds and a GREENHOUSE with a fruit bearing grape vine, useful dog enclosure and Garden Store. Ample parking surrounds the property suitable for several vehicles including a Motor Home, Caravan or boat. A raised decked secluded patio to the rear enjoys a southerly aspect. The property benefits from a second access via a right of way over a lane off Roundwood Avenue.

SERVICES

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

DIRECTIONS

From the Prestatyn office turn left onto Meliden Road and continue past the Golf Course turning right and immediate left onto Ffordd Penrhwylyfa passing the Red Lion Inn, proceed down the hill and as you go up the hill the property will be found on the left hand side before the entrance for Roundwood Avenue.

COUNCIL TAX BAND - F

EPC – C



Total floor area 206.4 sq.m. (2,222 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Powered by www.focalagent.com

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