## Bryniau Trelawnyd, LL18 6DF

Offers In Region Of £600,000

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PETER LARGE

– ESTATE AGENTS ———

This stone built detached property is situated in an area of outstanding natural beauty and stands in extensive landscaped gardens which were once open to the public with off road parking and a detached double garage with additional workshop and garden store. The property requires a programme of modernisation and refurbishment and currently offers two reception rooms, kitchen, utility, ground floor shower room with three double bedrooms and family bathroom to the first floor. Offering great potential, early viewing is highly recommended. **DIRECTIONS** From Prestatyn continue through the village of Meliden, turn left at the Marian Resort, continue up the hill onto the Bryniau, at the top of the hill take the right fork, the entrance to the property will be seen on the left hand side.

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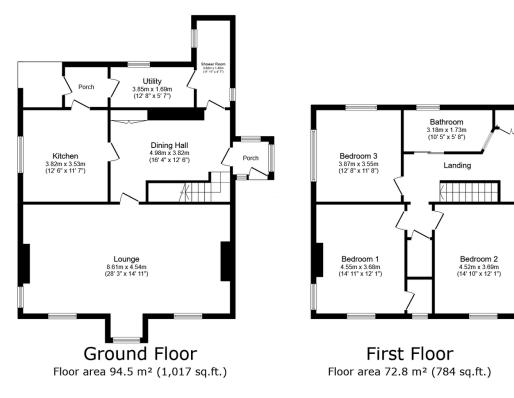
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## **Key Features**

- DELIGHTFUL STONE COTTAGE
- REQUIRES MODERNISATION & UPGRADING
- TWO RECEPTION ROOMS
- DETACHED DOUBLE GARAGE
- FREEHOLD

- EXTENSIVE GROUNDS
- THREE DOUBLE BEDROOMS
- SHOWER ROOM & BATHROOM
- OIL FIRED HEATING
- EPC F COUNCIL TAX BAND F



## TOTAL: 167.3 m<sup>2</sup> (1,801 sq.ft.)

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