

## Bryniau Trelawnyd, LL18 6DF

Offers In Region Of £500,000

3 1 2

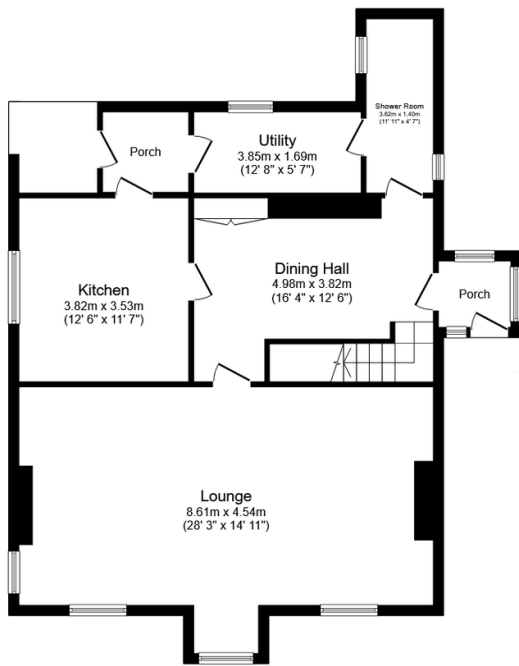


This stone built detached property is situated in an area of outstanding natural beauty and stands in extensive landscaped gardens which were once open to the public with off road parking and a detached double garage with additional workshop and garden store. The property requires a programme of modernisation 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.

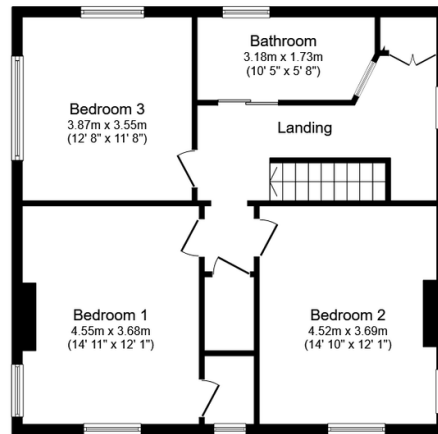
## Key Features

- DELIGHTFUL STONE COTTAGE
- EXTENSIVE GROUNDS
- REQUIRES MODERNISATION & UPGRADING
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- SHOWER ROOM & BATHROOM
- DETACHED DOUBLE GARAGE
- OIL FIRED HEATING
- FREEHOLD
- EPC - F COUNCIL TAX BAND - F



**Ground Floor**

Floor area 94.5 m<sup>2</sup> (1,017 sq.ft.)



**First Floor**

Floor area 72.8 m<sup>2</sup> (784 sq.ft.)

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

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)