

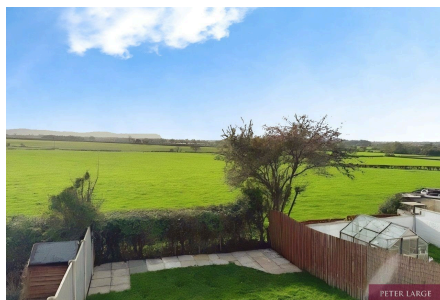
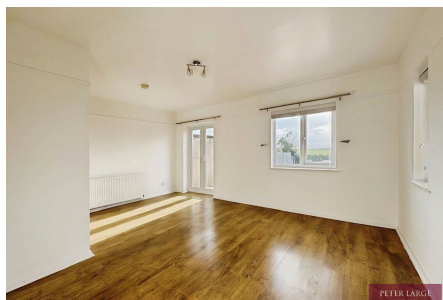
PETER LARGE

ESTATE AGENTS

31 Ffordd Ty Newydd, Meliden, Denbighshire LL19 8PA

Offers In Region Of £150,000

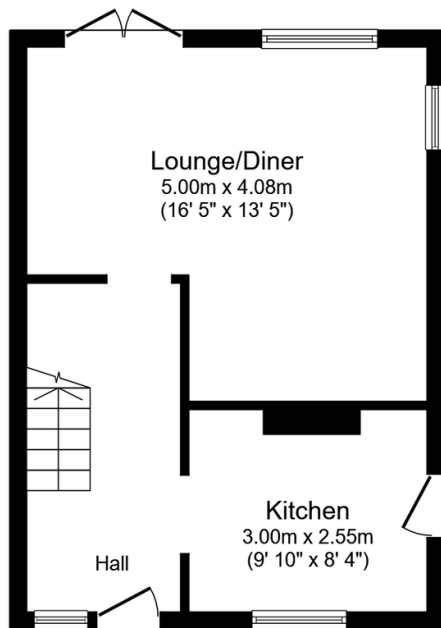
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Ideally situated in a village location, the property enjoys views from the rear elevation. The property features a bright and welcoming living room, kitchen with ample storage and three well proportioned bedrooms. Perfect for families or first time buyers. **DIRECTIONS:** From the Prestatyn office turn left and straight ahead at the mini roundabout, continue into Meliden and just before leaving the 20mph zone turn right onto Ffordd Ty Newydd and the property will be seen on the left hand side.

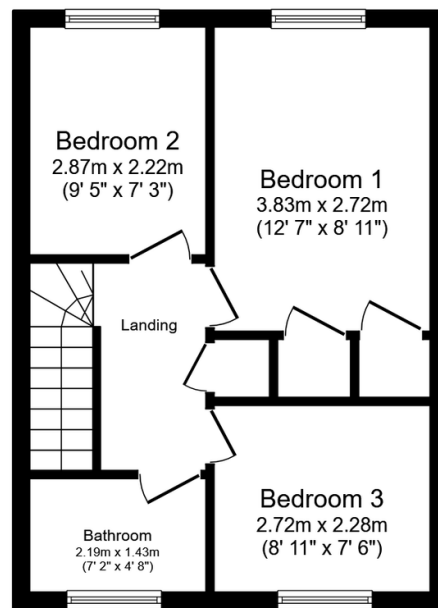
Key Features

- COUNTRYSIDE VIEWS TO REAR
- GOOD SIZE LOUNGE
- AMPLE PARKING
- NO CHAIN
- EPC - D
- THREE BEDROOMS
- LOVELY REAR GARDEN
- GAS CENTRAL HEATING
- FREEHOLD
- COUNCIL TAX BAND - B



Ground Floor

Floor area 35.8 sq.m. (386 sq.ft.)



First Floor

Floor area 35.8 sq.m. (386 sq.ft.)

Total floor area: 71.7 sq.m. (771 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