

# williams lettings



**42 Ffordd Talargoch, Meliden, LL19 8NP**

**£725**

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**EPC - C71**

**Council Tax Band - B**

**Deposit - £725**

# Ffordd Talargoch, Meliden

## 2 Bedrooms - Flat

Two bedroomed ground floor apartment with modern fixtures and fittings throughout, the property comprises of large kitchen diner with integrated electric oven and hob, modern bathroom with shower over bath, lounge, double bedroom and small single bedroom. To be considered for this property you will need an annual income of above £21,750

### Accommodation

uPVC door with decorative lights leads into

### L shaped Hallway

With coat hanging space, electric meter cupboard incorporating the consumer unit, radiator, power points, uPVC window to the front, storage cupboard and doors off.

### Kitchen Diner

14'11 x 10'2

With a range of modern high close wall, drawer and base units, wood block effect worktops over, plumbing for a washing machine, integrated electric oven, four ring electric hob with extractor hood over, power points, sink and drainer, tiled splash backs, space for a fridge freezer, mounted Ideal combination boiler and two uPVC windows to the front elevation. To the dining area radiator, T V aerial point and power points.

### Living Room

12' 5 x 8'7

With power points, T V aerial point, radiator and uPVC window to the rear elevation with views over the roof tops towards the coast.

### Bedroom 1

12'4 x 8'11

With power points, T V aerial point, radiator and uPVC window to the rear elevation with views over the roof tops towards the coast.

### Bathroom

8' 5 x 6'4

With P shaped bath with mixer tap and overhead shower, low flush W.C, pedestal washbasin with mixer tap, radiator and glazed window into the hallway.

### Outside

Small garden area

### Directions

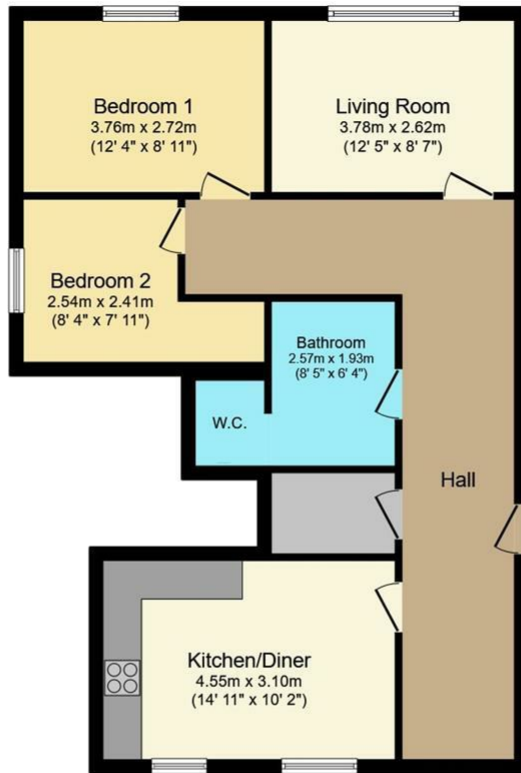
Proceed from our Rhuddlan office right and take the second exit off at the roundabout onto Rhyl Road. At the larger roundabout take the second exit off signposted Dyserth/Meliden. Continue along into the village of Meliden and just pass the Spar convenience store on the right, turn left onto Llwyn Mesen and no 42 can be seen on the corner.

### Bedroom 2

7'11 maximum x 8'5 maximum

L shaped with radiator, power points and uPVC window to the side elevation.





### Floor Plan

Floor area 74.1 m<sup>2</sup> (797 sq.ft.)

TOTAL: 74.1 m<sup>2</sup> (797 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.