



## 6 Lon Pen Y Graig Ffordd Talargoch, Meliden, Denbighshire, LL19 8ND

**£450,000**

 4  2  2  B

**EPC - B87**

**Council Tax Band - F**

**Tenure - Freehold**

# Ffordd Talargoch, Meliden

## 4 Bedrooms - House - Detached

Saith, built by Varis Home Ltd, is a unique and individual development of seven prestigious family homes, where there are currently four dwellings still available to purchase. Each house type has been specifically designed, to fully appreciate the location the properties are situated on and what they have to offer. Comprising of an open plan aspect to the ground floor, the Kitchen / Living - Dining serves as a multi-use room, being flexible for modern day living. Situated over two floors, the Thyme - House Type, enjoys stunning views of Graig Fawr and of the North Wales Coastline. Internal viewing is highly advised.



### Accommodation

via a modern composite door, leading into the;

### Entrance Hallway

Having lighting, power points, cloakroom, doors off and stairs to the first floor landing.

### Cloakroom

5'6" x 3'3"

Comprising of a low flush w.c., hand-wash basin and lighting.

### Lounge

14'1" x 11'10"

Having lighting, power points, radiator, T.V. aerial point and a large double glazed window onto the front elevation.

### Open Plan Kitchen / Living - Dining

### Living - Dining

14'9" x 11'10"

Having lighting, power points, space for dining, bi-folding doors onto the rear elevation and an opening into the;

### Kitchen

11'4" x 9'2"

A high specification kitchen, comprising of wall, drawer and base units with worktops over, sink and a half and drainer with a mixer tap over, hot tap integrated appliances (NEFF Oven, NEFF Induction Hob, NEFF Microwave), lighting, power points, double glazed window onto the rear elevation and a door off into the;

### Utility Room

9'2" x 5'11"

Comprising of base and wall units with worktop over, integrated appliances, sink with mixer tap over, space under the counter for appliances, double glazed window onto the rear, double glazed door giving access to the rear garden and door off into the garage.

### Garage

18'10" x 8'10"

Having an up and over electric door, lighting, power points and being an excellent storage facility.

### Stairs to the First Floor Landing

Having lighting, power points, radiator, sliding patio door giving access to the balcony and doors off.



## Master Bedroom

14'1" x 11'10"

Having lighting, power points, modern wall mounted radiator, large double glazed windows onto the front elevation, double glazed door giving access to the balcony and an en-suite off.

## En-suite

8'5" x 4'3"

Comprising of a walk-in shower enclosure, vanity hand-wash basin, low flush w.c., lighting and a double glazed obscure window onto the side elevation.

## Bedroom Two

11'10" x 10'2"

Having lighting, power points, radiator and a double glazed window onto the rear elevation.

## Bedroom Three

12'10" x 9'8"

Having lighting, power points, radiator and a double glazed window onto the front elevation.

## Bedroom Four

10'2" x 9'8"

Having lighting, power points, radiator and a double glazed window onto the rear elevation.

## Bathroom

7'3" x 6'10"

Comprising of a low flush w.c., vanity hand-wash basin with mixer tap over, bath with taps over and a wall mounted shower head, lighting and a double glazed obscure window onto the rear elevation.

## Outside

The property is situated on the prestigious development, know as Saith, where to the front of the property it is approached via a paved driveway providing ample space for off-road parking with further space for parking to the side of the property. To the rear, the garden is of ease and low maintenance, being mainly laid to lawn, enjoying a sunny aspect and views of Graig Fawr and out towards the North Wales coastline.

## Additional Notes

The property benefits from CAT 6 & HDMI Cables incorporated throughout the property. The ground floor benefits from underfloor heating.

## Directions

From our Prestatyn office, proceed right toward the mini roundabout and straight over along Meliden Road, through the village of Meliden and just before Mountain View Car Sale there is a left hand turning which leads up to the development.





GROUND FLOOR



FIRST FLOOR

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.