



**3 Lon Pen Y Graig Ffordd Talargoch,
Meliden, Denbighshire, LL19 8ND**

£499,950

 5  3  3  B

EPC - B88 Council Tax Band - F Tenure - Freehold

Ffordd Talargoch, Meliden

5 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 three floors, the Saffron - 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, cupboard for storage, doors off and stairs to the first floor landing.

Garage

17'3" x 8'10" (5.26 x 2.69)

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

Open Plan Kitchen / Living - Dining

Living - Dining

29'2" x 10'10" (8.89 x 3.30)

Having lighting, power points, bi-folding door onto the rear elevation and an opening into the;

Kitchen

10'10" x 9'11" (3.30 x 3.02)

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

Utility Room

13'7" x 6'11" (4.14 x 2.11)

Comprising of base and wall units with worktop over, freestanding washing machine and tumble dryer, sink with mixer tap over, double glazed window onto the rear, double glazed door giving access to the rear garden and door off into the;

W.C.

Comprising of a low flush W.C., vanity hand-wash basin with mixer tap over, lighting and a double glazed obscure window onto the side elevation.

Stairs to the First Floor Landing

Having lighting, power points, radiator, double glazed window onto the front elevation looking onto the balcony and doors off.

Lounge

18'1" x 10'10" (5.51 x 3.30)

Having lighting, power points, radiator, large double glazed window onto the front elevation and a double glazed door giving access onto the balcony.

Master Bedroom

15'9" x 9'8" (4.80 x 2.95)

Having lighting, power points, wall mounted modern radiator, T.V. aerial point, sliding patio door giving access onto the balcony and an en-suite off.



En-suite

6'7" x 6'7" (2.01 x 2.01)

Comprising of a low flush W.C., vanity hand-wash basin with tap over, walk-in shower enclosure with a wall mounted shower head, lighting and a double glazed obscure window onto the rear elevation.

Bedroom Three

10'10" x 10'10" (3.30 x 3.30)

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

Bathroom

9'11" x 6'7" (3.02 x 2.01)

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

Stairs to the Second Floor Landing

Having lighting, inbuilt storage, power points, velux windows onto the front and rear and doors off.

Bedroom Two

14'5" x 10'10" (4.39 x 3.30)

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

Bedroom Four

16'10" x 9'8" (5.13 x 2.95)

Having lighting, power points, inbuilt cupboards and velux windows onto the rear.

Bedroom Five / Study

10'10" x 10'8" (3.30 x 3.25)

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

Shower Room

5'11" x 5'9" (1.80 x 1.75)

Comprising of a walk-in shower enclosure with a wall mounted shower head, vanity hand-wash basin, low flush W.C., lighting and a velux window onto the side elevation.

Outside

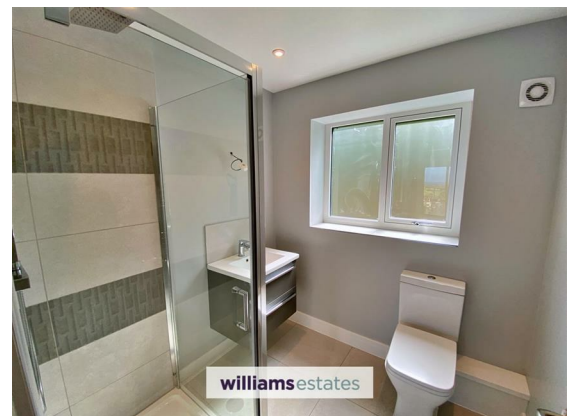
The property is situated on the prestigious development, know as Saith, where to the front of the property it is approached via a paved driveway providing ample space for off-road parking, enjoying unspoilt views of the North Wales Coastline. To the rear, the garden is of ease and low maintenance, being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

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.





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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