



**44 Roundwood Avenue, Meliden,
Denbighshire, LL19 8HU**

£485,000

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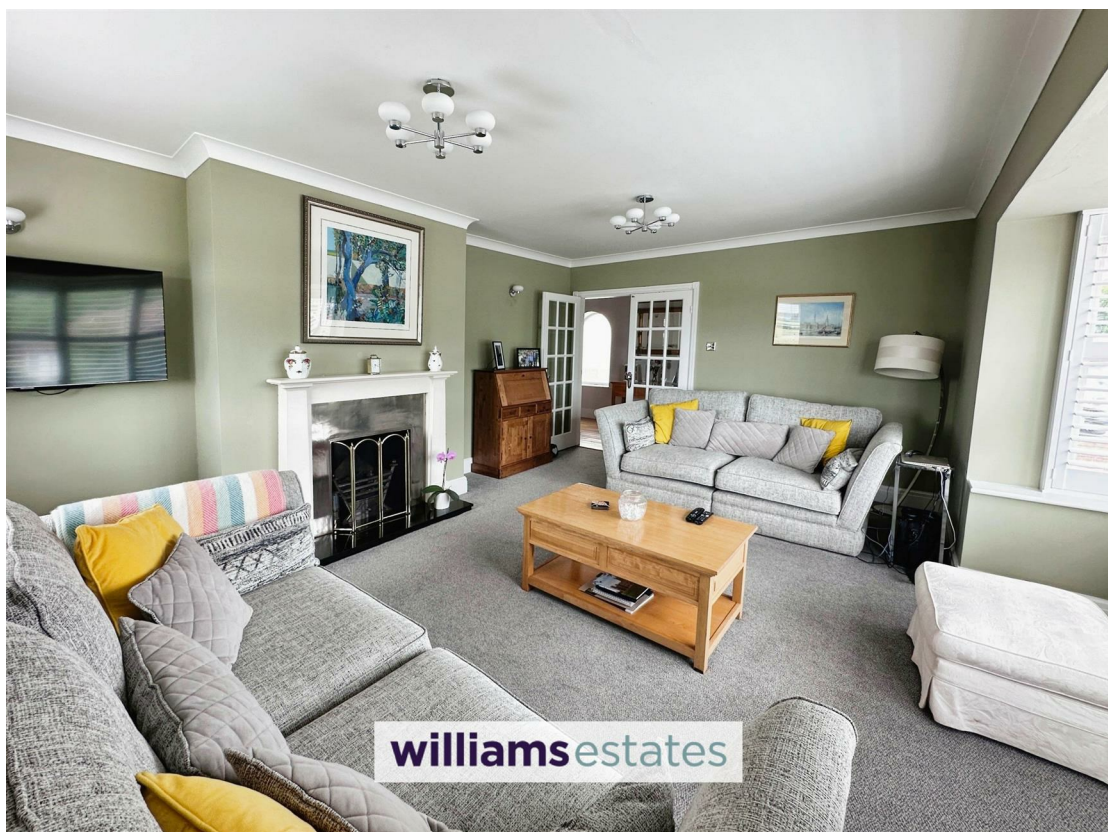
EPC - C76

Council Tax Band - TBC Tenure - Freehold

SUMMARY

Welcome to Roundwood Avenue, Meliden - a charming location for this stunning detached house that boasts 3 reception rooms and an impressive 6 bedrooms. This property offers ample space for a growing family or those who love to entertain guests. As you step inside, you are greeted by the warmth of the reception rooms, perfect for relaxing with a cup of tea or hosting lively gatherings. The 6 bedrooms provide plenty of room for personalisation - whether you need a home office, a cozy reading nook, or a peaceful sanctuary to unwind after a long day.

Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life. The bathroom provides a comfortable space to refresh and rejuvenate, adding to the overall appeal of this lovely home. Don't miss the opportunity to make this detached house on Roundwood Avenue your own. With its generous living spaces and multiple bedrooms, this property is a rare find that promises a comfortable and spacious lifestyle for you and your loved ones.



Accommodation

uPVC door leads into

Entrance Vestibule

With tiled floor and radiator. Door with bevelled glass leads into

Large Reception Hall

With oak floor, dual aspect radiators, understairs storage cupboard and arched feature window to the side elevation.

Cloakroom

With low flush W.C, washbasin, radiator, electric consumer trip switches and double glazed window to the side elevation.

Living Room

18'0" x 15'9" (5.51m x 4.82m)

Double doors with glazed bevelled glass lead into the front living room with ornate living flame fire with granite hearth, radiator, wall in double glazed box bay window to the front elevation and additional double glazed window to the side looking out over the neighbouring fields.

Snug

12'4" x 10'9" (3.76m x 3.30m)

With inset living flame log effect gas fire with polished granite surround, radiator and double glazed window to the side with views of the surrounding fields.

Kitchen

17'2" x 13'10" (5.25m x 4.24m)

With oak front units beneath a polished star galaxy black granite worktop, inset one and half bowl sink, mixer tap with detachable head, integrated dishwasher, void for a range oven, extractor hood above, tiled floor, void for a tall standing American style fridge freezer, double glazed window with views over the neighbouring fields.

Dining Room/Garden Room

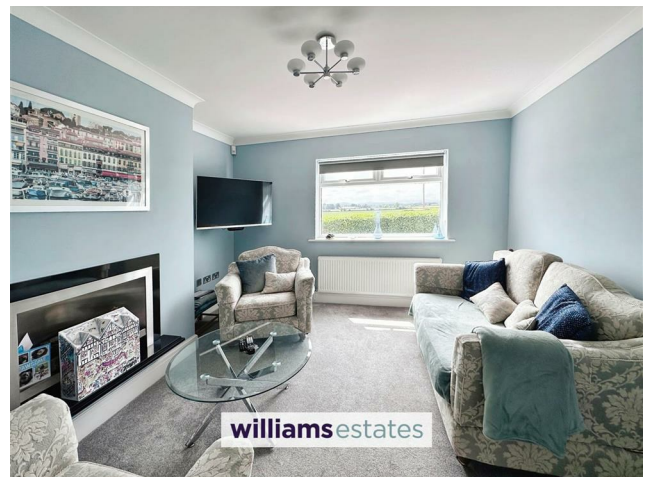
16'8" x 14'2" (5.1m x 4.34m)

With high vaulted ceiling, radiator, four double glazed windows and double glazed doors to the rear garden.

Utility Room

9'7" x 7'3" (2.94m x 2.21m)

With oak fronted units matching the kitchen, plumbing for a washing machine, void for dryer, single drainer sink, wall mounted central heating boiler, radiator, double glazed window to the side and double glazed door to the rear.





Stairs to First Floor Landing

From the Reception Hall to large landing with radiator and large arched window to the side, airing cupboard with shelving and additional stair case to the second floor.

Bedroom One

13'10" x 11'5" (4.24m x 3.5m)

With radiator and double glazed window with views towards Prestatyn and Meliden hillsides. Door leads into

Dressing Room

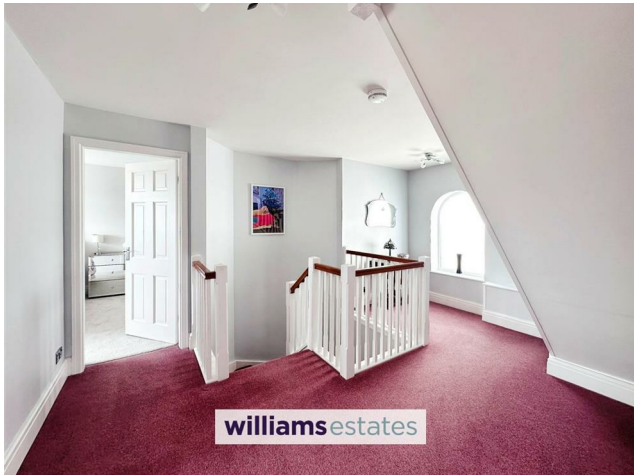
8'0" x 6'0" (2.44m x 1.83m)

With fitted wardrobes with mirrored doors, radiator and double glazed window to the front elevation.

En-suite

7'8" x 3'8" (2.36m x 1.14m)

Being fully tiled around shower enclosure, Grohe shower, inset wall hung W.C, washbasin within a vanity unit, chrome effect towel rail and double glazed window to the side elevation.



Bedroom Two

17'4" x 9'9" (5.3m x 2.99m)

With radiator, inbuilt wardrobe and double glazed window to the side with views towards the Snowdonian mountain range and the Vale of Clwyd.

En-suite

9'6" x 7'1" (2.92m x 2.16m)

With inbuilt storage cupboard with hot water cylinder, walk in shower enclosure, W.C, washbasin and tiled walls and ceiling.



Bedroom Three

11'10" x 10'0" (3.63m x 3.07m)

With radiator and double glazed window with views.

Bedroom Four

9'3" x 9'1" (2.84m x 2.79m)

With fitted wardrobes, radiator and double glazed window.

Bathroom

9'10" x 7'1" (3.02m x 2.18m)

Comprising of a low flush w.c., hand-wash basin, bath and double glazed obscure window onto the side.

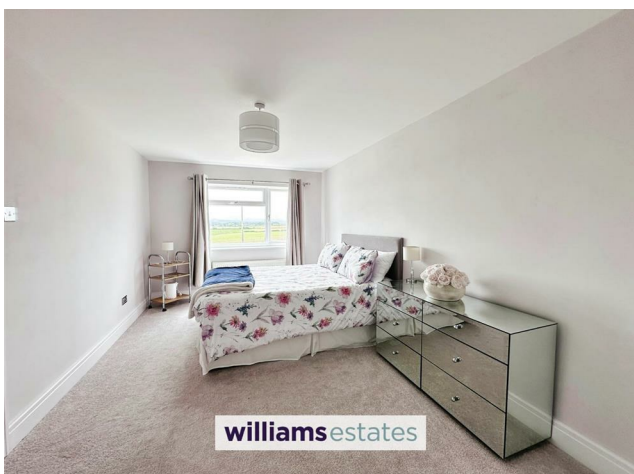
Stairs to Second Floor Landing

With radiator, study area and double glazed window.

Bedroom Five

13'5" x 11'5" (4.09m x 3.48m)

With radiator, built in eaves storage and double glazed Velux window.



Bedroom Six / Games Room

17'1" x 11'5" (5.23m x 3.48m)

With radiator, access to eaves storage and double glazed Velux window.

Cloakroom

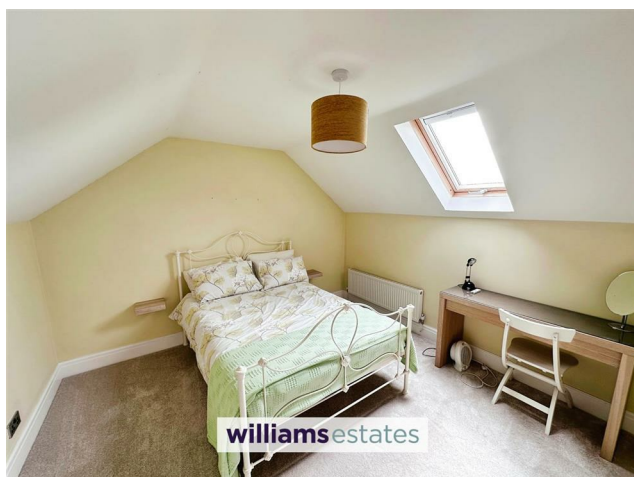
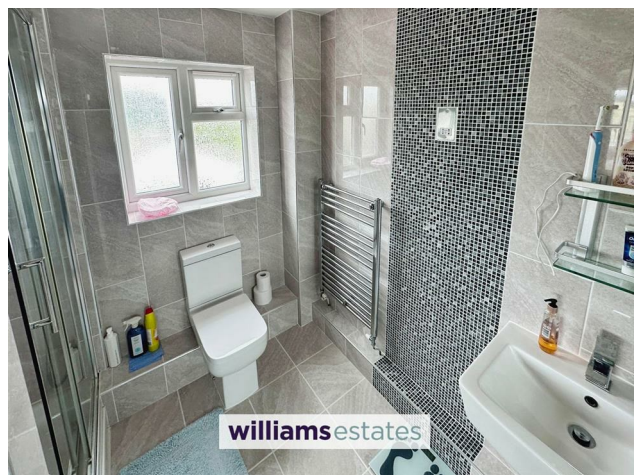
With W.C and washbasin.

Outside

The property is approached by a large block paved driveway, with raise stocked borders, offering ample off street parking and leading to the large detached garage. The paving continues to the rear elevation and a raised paved patio to enjoy al fresco dining and soak up the open countryside views and fish pond. Trellising and arch leads to the lawned garden and a further raised deck patio.

Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pedyffryn. Take the first left onto Fforddisa and continue along to the small crossroad and turn right onto Ffordd Penrhwyfya. Continue along turning right onto Roundwood Avenue where the property can be seen on the right at the end of the Avenue.





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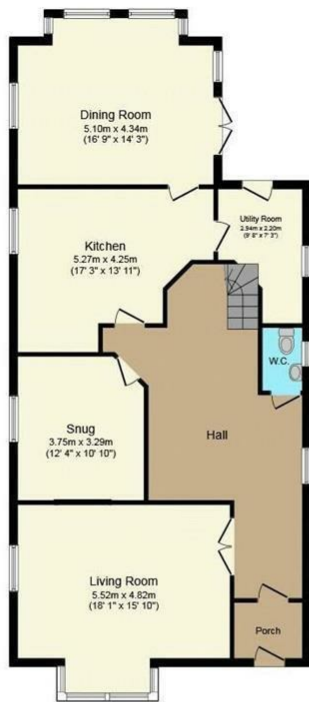
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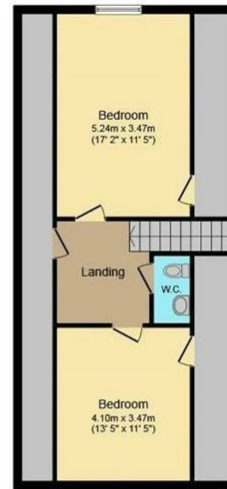
Ground Floor

Floor area 114.0 sq. m. (1,227 sq. ft.) approx



First Floor

Floor area 90.0 sq. m. (969 sq. ft.) approx



Second Floor

Floor area 66.0 sq. m. (710 sq. ft.) approx

Total floor area 270.0 sq. m. (2,906 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(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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