

7 Cwrt Seion Ffordd Talargoch, Meliden, Denbighshire, LL19 8NQ

£129,950

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EPC - C70 Council Tax Band - C Tenure - Freehold

Ffordd Talargoch, Meliden

2 Bedrooms - House - Terraced

A well presented two bedroom terraced house situated within a central location in the village of Meliden. The accommodation comprises of lounge, conservatory, fitted kitchen, two double bedrooms the master bedroom having en suite shower room and a family bathroom. The property benefits of gas fired central heating and timber sealed glazed units, gardens to the front and rear and allocated parking to the rear. Ideal for first time buyers and available with no onward chain.



Description

A well presented two bedroom terraced house situated within a central location in the village of Meliden. The accommodation comprises of lounge, conservatory, fitted kitchen, two double bedrooms the master bedroom having en suite shower room and a family bathroom. The property benefits of gas fired central heating and double glazing, gardens to the front and rear and allocated parking to the rear. Ideal for first time buyers and available with no onward chain.

Accommodation

Via a double glazed door leading into the entrance hallway.

Entrance Hallway

Having coved ceiling, radiator, smoke alarm, power points, wall mounted electric trip switches, cupboard housing the Worcester boiler, under stairs storage cupboard and stairs off to the first floor landing.

Living Room

18'4" x 12'11" (5.59m x 3.94m)

Having coved ceilings, radiator, modern fitted fire suite with coal effect electric fire, power points, TV aerial point, double glazed sliding patio doors leading into the conservatory.

Conservatory

9'2" x 7'5" (2.79m x 2.26m)

Having power points, double glazed windows to the front and side elevations and double glazed french doors leading to the rear garden,

Kitchen

10'1" x 6'6" (3.07 x 1.98)

Fitted with a range of modern wall, drawer and base units with complimentary worktop surfaces over, stainless sink and drainer with mixer tap over, integrated electric oven with gas hob with extractor hood over, radiator, voids for washing machine, void for fridge freezer, power points, coved ceiling and double glazed window overlooking the front elevation.



Stairs Off To The First floor landing

Having a loft access hatch, smoke alarm and inbuilt airing cupboard with shelving and radiator.

Bedroom One

10'2" x 9'9" (3.10 x 2.97)

Having coved ceiling, radiator, power points, double glazed window overlooking the front elevation and door leads to the en-suite shower room.

En-Suite Shower Room

7' x 3'05" (2.13m x 1.04m)

Having low flush WC, pedestal wash hand basin, enclosed shower cubicle with wall mounted shower and extractor fan.

Bedroom Two

10'5" x 7'11" (3.18 x 2.41)

Having coved ceiling, radiator, power points and double glazed window overlooking the rear elevation.

Family bathroom

7'11" x 4'10" (2.41m x 1.47m)

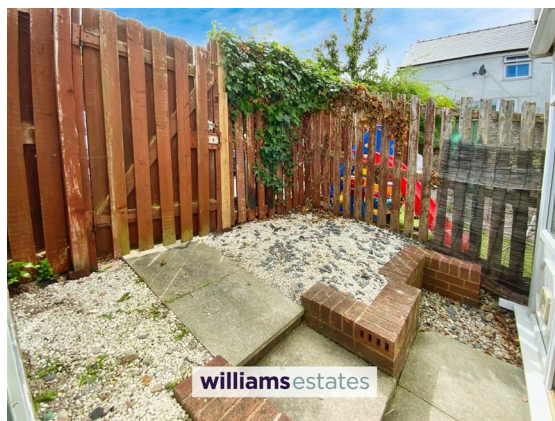
Having a white three piece suite comprising of WC, pedestal wash hand basin, panelled bath, partially tiled walls, extractor fan, radiator, coved ceiling, obscure double glazed window to the rear elevation.

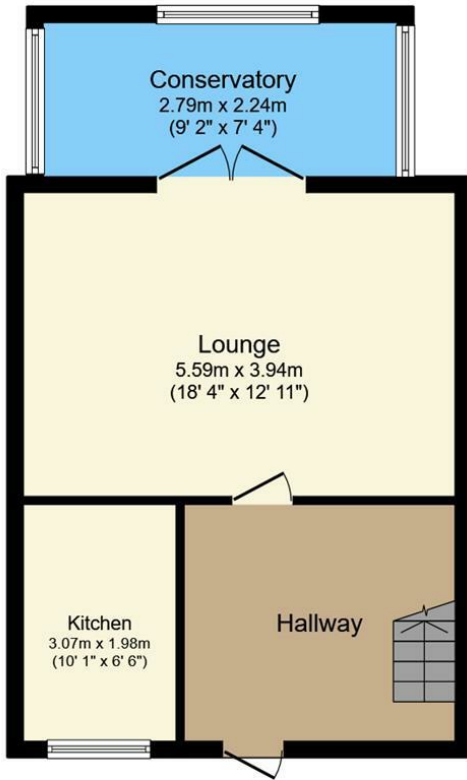
Outside

The property is approached via a paved pathway leading to the front door. The garden to the front has a small lawned area. The garden to the rear is paved for ease of maintenance with a timber gate allowing access to the rear car park with allocated parking. The property benefits from having an outside store.

Directions

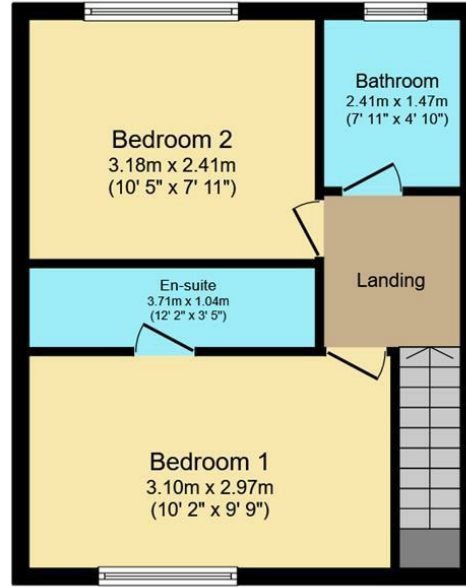
Proceed left from our Prestatyn office and continue to Meliden. The property can be seen on the left hand side just after the pedestrian crossing. Parking to the property can be found if you turn left at the chemist and right down the back of the row of properties.





Ground Floor

Floor area 49.8 sq.m. (536 sq.ft.)



First Floor

Floor area 39.7 sq.m. (428 sq.ft.)

TOTAL: 89.6 sq.m. (964 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(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	

Call us on
01745 888900

Prestatyn@williamsestates.com

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.