



**4 Graham Avenue, Meliden,
Denbighshire, LL19 8LS**

£235,000

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EPC - E42 Council Tax Band - D Tenure - Freehold

Graham Avenue, Meliden

2 Bedrooms - Bungalow - Detached

A well presented spacious detached bungalow located in a favourable residential area of Meliden with stunning mountain views. The accommodation comprises of entrance porch, living room, fitted kitchen, inner hallway, two bedrooms, rear extension/reception room and fitted bathroom. Gardens to the front, side and rear with driveway and detached garage. The property benefits from having gas fired central heating and double glazing. Available with no onward chain.



Accommodation

Via double glazed door leading into the entrance porch.

Entrance Porch

Having laminate flooring, built in storage cupboard housing the gas and electric meters and door leading into the living room.

Living Room

15'11 x 13 (4.85m x 3.96m)

Having coved ceiling, radiator, power points, gas fire and hearth, TV aerial point, feature arch double glazed window to the side elevation and double glazed window overlooking the front elevation enjoying views of the mountain.

Inner Hallway

Having loft hatch access, built in airing cupboard housing the hot water cylinder and doors off.

Kitchen

13'7 x 8'08 (4.14m x 2.64m)

Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, tiled splash back, void for slot on cooker, void for washing machine and fridge freezer, power points, Baxi gas central heating boiler, radiator, inset spot lighting, vinyl flooring, double glazed window overlooking the front elevation enjoying views of the mountain, double glazed window to the side elevation and double glazed door allowing access into the garden.

Bathroom

6'3 x 5'5 (1.91m x 1.65m)

Fitted with a white suite comprising of WC, pedestal hand wash basin, panelled bath with shower over, part tiled walls, heated towel rail, vinyl flooring and obscure double glazed window to the side elevation.

Bedroom One

13'10 x 9'10 (4.22m x 3.00m)

Having power points, radiator, double glazed window to the side elevation and double glazed sliding patio doors leading to the rear extension.



Second Sitting Room

10'1 x 9'10 (3.07m x 3.00m)

Having radiator, power points, double glazed window overlooking the side elevation and double glazed door allowing access onto the rear garden.

Bedroom Two

11'11 x 8'10 (3.63m x 2.69m)

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

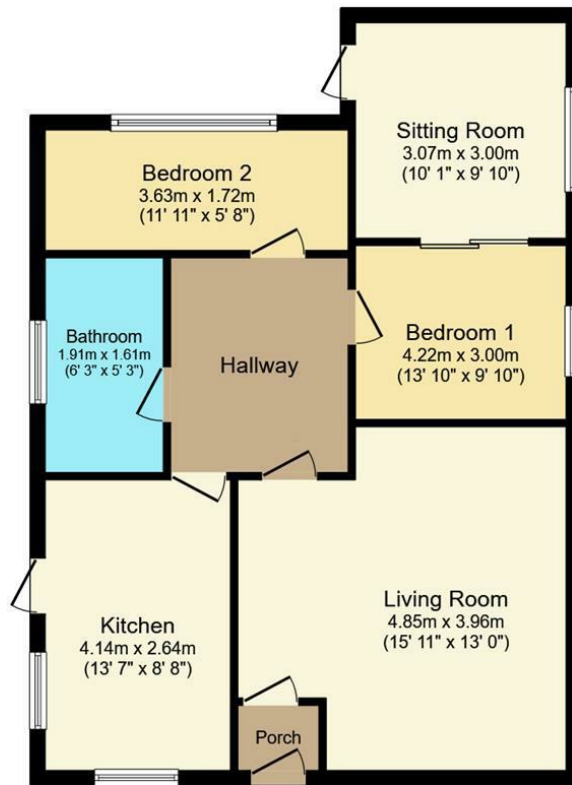
Outside

The property is approached via a driveway providing off street parking. The garden to the front being landscaped for ease of maintenance with an abundance of mature plants, shrubs and trees. Timber double gates allow access to the detached garage with up and over door and having power and lighting. The rear garden having a paved patio area, artificial grass with mature plants, shrubs and trees surrounding. The garden to the side being laid to lawn with well established plants, shrubs and trees. The property benefits from having outside lighting and water supply.

Directions

Proceed from Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyffryn and first left onto Fforddisa. Continue to the crossroads and take the left turning onto Ffordd Penrhylfa towards Meliden, turn right onto Roundwood Avenue and first left onto Graham Avenue and the property can be seen on the right hand side.





Floor Plan

Floor area 72.2 m² (777 sq.ft.)

TOTAL: 72.2 m² (777 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) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.