



**24 Ffordd Tanrallt, Meliden,
Denbighshire, LL19 8PS**

£200,000

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EPC - D65

Council Tax Band - C

Tenure - Freehold

Ffordd Tanrallt, Meliden

3 Bedrooms - House - Terraced

Welcome to this charming mid-terraced house located on Ffordd Tanrallt in the picturesque village of Meliden. This property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, providing ample space for comfortable living. One of the standout features of this lovely home is the stunning hillside views that can be enjoyed from various vantage points within the property. Also benefitting from a garage and what's more, this property comes with the added benefit of no onward chain, making the buying process smoother and more straightforward for potential homeowners.



Accommodation

via a timber framed door with glazed panelling, leading into the;

Entrance Hallway

Having lighting, quarry tiled flooring, power points, radiator, cupboard housing the electrics, telephone point, stairs to the first floor, under the stairs store cupboard and doors off.

Lounge

15'4" x 14'8" (4.69m x 4.49m)

Having lighting, power points, radiator, T.V. aerial point and a bay window onto the front elevation enjoying views towards the coastline and hillside.

Dining Room

12'11" x 11'9" (3.96m x 3.59m)

Having lighting, power points, T.V. aerial point, inbuilt cupboard for storage and a window onto the rear elevation.

Kitchen

9'6" x 6'9" (2.92m x 2.07m)

Comprising of wall, drawer and base units with worktop over, tiled splash-back, stainless steel sink and drainer with mixer tap over, void for a cooker, void for a washing machine, lighting, power points, window onto the side elevation and a timber door giving access to the rear garden.

Stairs to the First Floor Landing

Having lighting, power points, loft access hatch and doors off.

Bedroom One

13'4" x 10'10" (4.08m x 3.31m)

Having lighting, power points, radiator, cast iron character fireplace, inbuilt cupboards and a window onto the front elevation enjoying views of the coastline and hillside.



Bedroom Two

12'11" x 12'0" (3.96m x 3.68m)

Having lighting, cast iron character fireplace, power points, radiator and a window onto the rear elevation.

Bedroom Three

9'8" x 6'9" (2.95m x 2.07m)

Having lighting, power points, radiator and a window onto the front elevation enjoying views of the coastline and hillside.

Bathroom

10'4" x 9'7" (3.15m x 2.94m)

Comprising a low flush W.C., hand-wash basin with tap over, panelled bath with shower head over, lighting, cupboard housing the boiler, inbuilt cupboard, radiator and an obscure window onto the rear elevation.

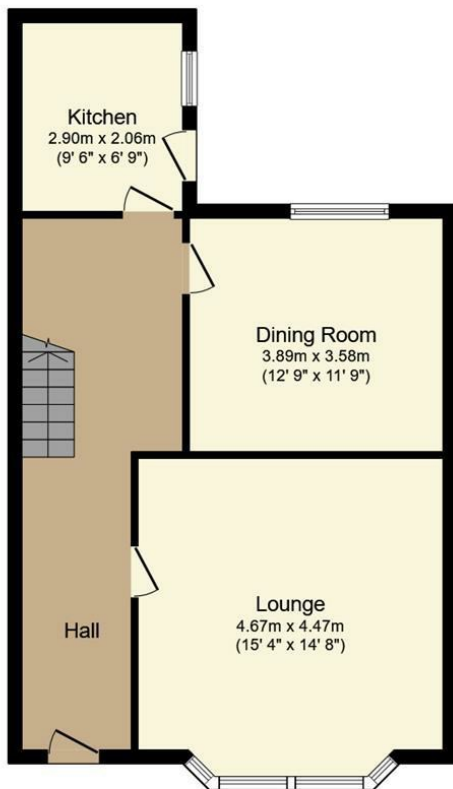
Outside

The property is approached via steps leading up to the accommodation, with the front garden being tiered and of low maintenance. There is a garage to the bottom of the front garden. To the rear, the garden is of low maintenance and bound by stone walling. There are two brick built outbuildings ideal for storage, other properties have converted these into making the kitchen large.

Directions

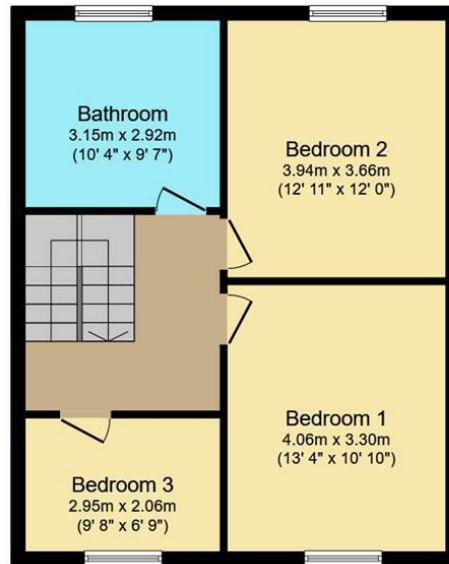
Proceed from the Prestatyn office towards the village of Meliden turning left onto Ffordd tanralt and the proceed underneath the bridge and the property can be found on the right hand side by way of our for sale board.





Ground Floor

Floor area 61.1 m² (657 sq.ft.)



First Floor

Floor area 52.6 m² (566 sq.ft.)

TOTAL: 113.7 m² (1,223 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		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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