



**2 Melyd Avenue, Prestatyn,
Denbighshire, LL19 8RN**

£245,000

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EPC - C76

Council Tax Band - D

Tenure - Freehold

Melyd Avenue, Prestatyn

3 Bedrooms - House - Semi-Detached

Nestled in the desirable area of Melyd Avenue, Prestatyn, this charming semi-detached house presents an excellent opportunity for families or first time buyers.

A well positioned home close to the town centre and local amenities, with three well-proportioned bedrooms, this property offers ample space for comfortable living. Modern decor throughout making this a ready to move in property. Owner owned solar panels, keeping the running costs to a minimum. Viewing essential to fully appreciate what the property has to offer.



Accommodation

Entrance via a composite door leading into:

Entrance Hallway

Being a good size, light and airy. Having a cupboard housing the electrics and solar controls, stairs to the first floor landing, a cupboard under the stairs ideal for storage, door off into the lounge and an opening into the kitchen.

Lounge

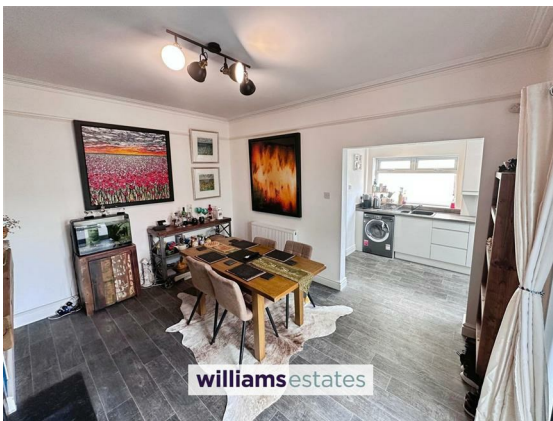
11'11" x 11'10" (3.65m x 3.63m)

Having lighting, power points, radiator, feature character fire place, uPVC double glazed window onto the front with a view of the Prestatyn hillside.

Kitchen

14'7" x 7'2" (4.45m x 2.19m)

Comprising of wall drawer and base units with complimentary worktop over, integrated oven with four ring hob and extractor fan, space for a freestanding fridge freezer, sink and drainer with a mixer tap over, void for washing machine, lighting, power points, radiator, uPVC double glazed window onto the side, remote controlled Velux window and an opening into the dining room.



Dining Room

14'8" x 11'10" (4.49m x 3.63m)

Having lighting, power points, radiator, feature log burner with complimentary surrounding hearth, in built cupboard for storage, space for dining and uPVC double glazed double patio doors giving access into the rear garden.

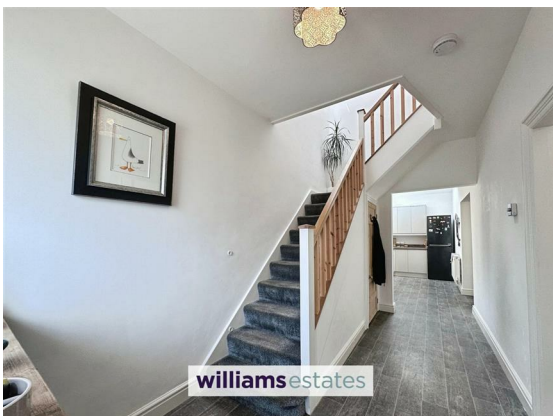
Stairs To The First Floor Landing

Having Velux window to the side, loft access hatch, lighting, power points and doors off to bedrooms and bathroom.

Bedroom One

13'11" x 10'9" (4.26m x 3.28m)

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



Bedroom Two

12'1" x 11'10" (3.69m x 3.63m)

Having lighting, power points, radiator, character feature fire place, uPVC double glazed window onto the front having unspoilt views out towards Prestatyn hillside.

Bedroom Three

11'6" x 7'4" (3.51m x 2.26m)

Having lighting, power points, radiator, currently used as an office and a uPVC double glazed window onto the front elevation.

Bathroom

8'6" x 7'10" (2.60m x 2.39m)

Comprising of a bath with a mixer tap over and a wall mounted shower head, low flush W.C., hand wash basin with a stainless steel mixer tap over, Velux windows to the side and rear, wall mounted heated towel rail, partially tiled walls, lighting and an extractor fan.

Outside

The property is approached via a driveway providing ample space for off road parking leading up to the accommodation with a timber gate to the side giving access down the side. Benefiting from Solar Panels with a battery, Electric car charging port, The back garden is of ease and low maintenance being paved and ideal for alfresco dining. Houses a garage and bound by timber fencing.

Garage

15'8" x 8'11" (4.78m x 2.72m)

Having up and over door to the front, lighting, power and a great space for storage.

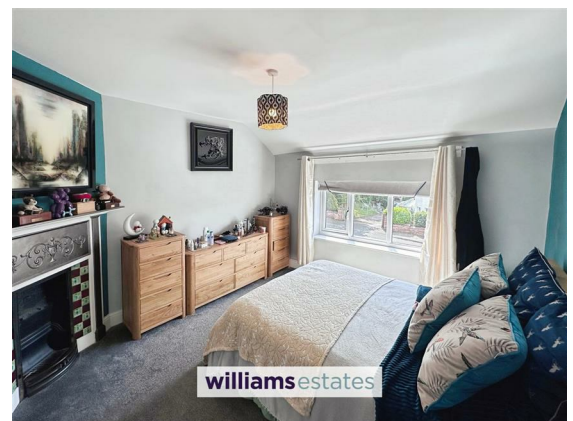
Directions

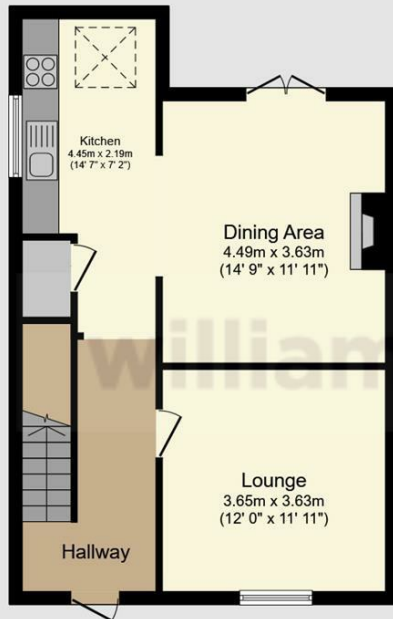
Proceed from our Prestatyn office left to the roundabout. Take the first exit off onto Meliden Road and continue over the small railway bridge and passing Prestatyn High School on the right. Take the second exit on the right onto Melyd Avenue and No 2 can be seen on the right hand side.

Agency Notes

Solar panels, battery and electric car charger were done in the last 18 months and the solar and battery make a massive monthly financial difference to the owner.

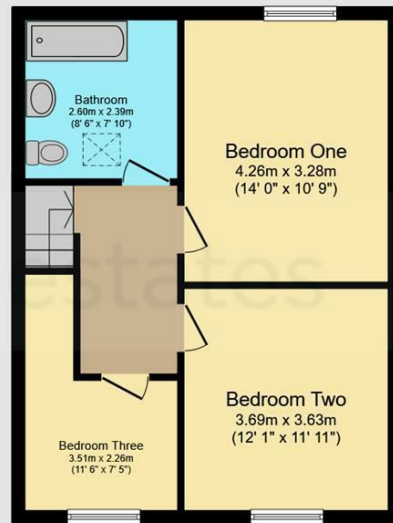
Boiler location - Kitchen.





Ground Floor

Floor area 50.5 m² (544 sq.ft.)



First Floor

Floor area 47.6 m² (513 sq.ft.)

TOTAL: 98.2 m² (1,057 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

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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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	84

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.

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