



**Casterton Ffordd Penrhwyfa, Meliden,
Denbighshire, LL19 8HH**

£170,000

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EPC - D56 Council Tax Band - C Tenure - Freehold

Ffordd Penrhwyfa, Meliden

3 Bedrooms - House - Semi-Detached

This delightful three-bedroom semi-detached house in Meliden is true gem. With two spacious reception rooms, you'll have plenty of space to relax and entertain. And the best part? It's elevated position offers stunning views of Meliden mountain and Prestatyn hillside. With no onward chain and vacant possession, this property is ready for the right buyer to make it a home! EPC Rating: 56 D.



Accommodation

via a uPVC double glazed patio door leading into;

Entrance Porch

Having timber framed door with panelling adjacent leading into;

Entrance Hallway

Having lighting, power points, radiator, telephone point, stairs to first floor landing and doors off;

Front Sitting Room

13'07 x 11'11 (4.14m x 3.63m)

Having lighting, power points, radiator, gas fire with surround and hearth. t.v. aerial point and uPVC double glazed bay window to the front elevation.



Living Room

14'07 x 10'11 (4.45m x 3.33m)

Having lighting, power points, gas fire with surround and hearth, radiator, t.v. aerial point and uPVC double glazed bay window overlooking the rear garden

Kitchen

8 x 6'08 (2.44m x 2.03m)

Comprising wall, drawer and base units with worktops over, single drainer sink with taps over, void for under counter fridge, under stairs storage cupboard, power points, lighting, void for freestanding cooker with stainless steel splash back, radiator, uPVC double glazed window to the side elevation and a timber framed door leading into;

W.C.

Accessed from going out of the back door and turning left. Having a W.C. and sink.

Lean-To

11'09 x 3'08 (3.58m x 1.12m)

Providing access to both front and rear elevation with door leading into;



Shed/Utility Room

12'01 x 5'11 (3.68m x 1.80m)

Having lighting, power points, void and plumbing for washing machine with window to the side elevation.

Separate W.C.

Having low flush W.C., lighting and timber framed window to the side elevation.

Shower Room

5'02 x 7 (1.57m x 2.13m)

Comprising walk-in shower enclosure with wall-mounted electric shower, heated towel rail, pedestal hand wash basin with taps over, storage cupboard, partially tiled walls and a uPVC double glazed window to the side elevation.

Bedroom One

12'04 x 8'11 (3.76m x 2.72m)

Having lighting, power points, radiator, fitted wardrobes with mirrored fronts and uPVC double glazed window to the front elevation.

Bedroom Two

12'06 x 10'11 (3.81m x 3.33m)

Having lighting, power points, radiator and a uPVC double glazed window overlooking the rear garden with views on the hillside.

Bedroom Three

6'11 x 7'08 (2.11m x 2.34m)

Having lighting, power points, radiator and a uPVC double glazed window to the front elevation.

Outside

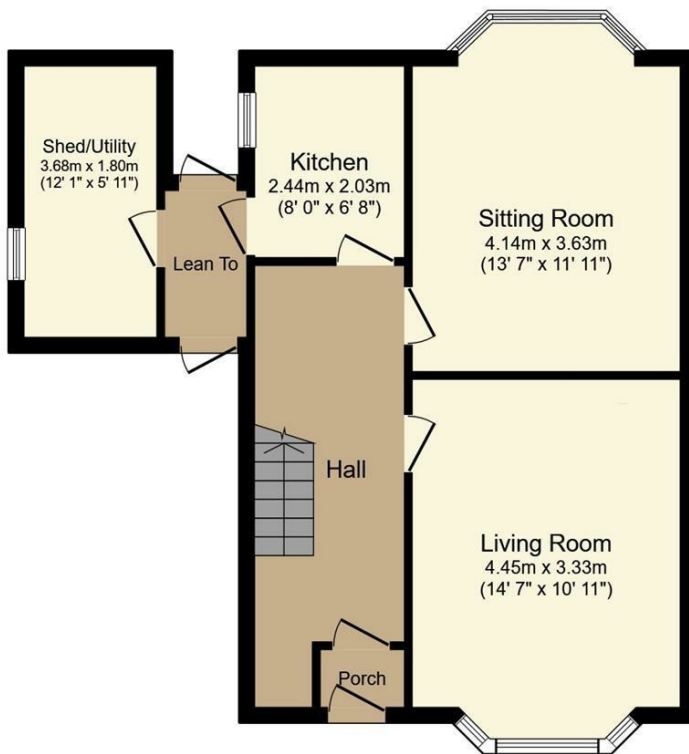
The property sits in a elevated position with concrete steps leading up the accommodation. There are raised bed which are home to a variety of bushes, flowers and shrubs.

To the rear the garden is laid with lawn with pathways leading to each corner. The garden is mainly laid with lawn with a variety of bushes, shrubs and flowers with views out towards the hillside, it sits in a peaceful setting ideal for enjoying the Spring/Summer months.

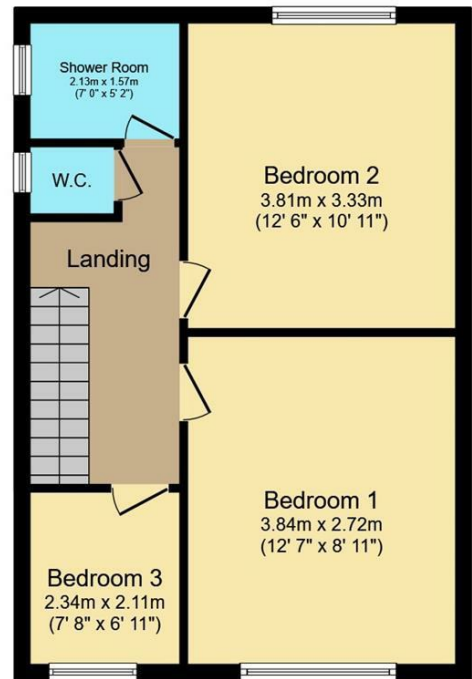
Agent Notes

There is parking available at the top of the road behind the Melyd Hall.





Ground Floor

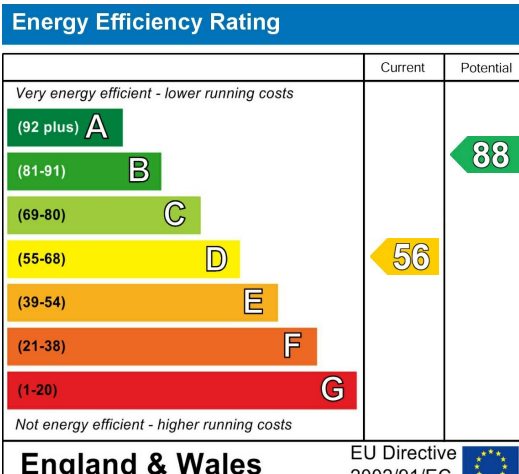


First Floor

Total floor area 111.4 m² (1,199 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.



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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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