



**14 The Grove, Meliden, Denbighshire,
LL19 8LB**

£155,000



EPC - 0 Council Tax Band - C Tenure - Freehold

The Grove, Meliden

3 Bedrooms - House - Semi-Detached

A traditional semi detached house located in the popular village of Meliden and within walking distance to the local amenities. The accommodation briefly comprises an entrance hallway, living room, dining room, kitchen, rear porch, three bedrooms and a shower room. Outside having gardens to the front and rear with a driveway for off road parking and a detached garage. The property benefits from having double glazing and electric heating and is available with no onward chain.



Accommodation

Via a double glazed door leading into the entrance hallway.

Entrance Hallway

Having lighting, power point, wall mounted electric heater, double glazed window to the side elevation and stairs off to the first floor landing.

Living Room

14' x 12'09 (4.27m x 3.89m)

Having lighting, power points, wall mounted electric heater, wooden fireplace housing an electric fire, wall light points, double glazed window overlooking the front elevation and double timber glazed double doors leading into the dining room.



Dining Room

14'07 x 9'07 (4.45m x 2.92m)

Having lighting, power points, dado rail, feature beamed ceiling, wall mounted electric heater, brick fireplace housing an electric fire, built in storage cupboard housing the electric meter, double glazed window to the side elevation and door leading into the kitchen.

Kitchen

14'05 x 9'07 (4.39m x 2.92m)

Fitted with wall, drawer and base units with worktop surfaces over, sink and drainer with stainless steel mixer tap over, void for slot in cooker with extractor fan above, void for under the counter fridge and freezer, void for washing machine and dishwasher, partially tiled walls, double glazed window overlooking the rear elevation and double glazed door allowing access onto the rear porch.



Rear Porch

Having timber double glazed windows and double glazed door allowing access to the rear garden.

Stairs Off To The First Floor Landing

Having double glazed window to the side elevation, loft hatch access, lighting, power point and doors off.

Bedroom One

11'8 x 7'10 to the wardrobes (3.56m x 2.39m to the wardrobes)

Having lighting, power points, built in wardrobes with sliding mirrored doors and double glazed overlooking the front elevation.



Shower Room

6'2 x 6' (1.88m x 1.83m)

Fitted with a vanity hand wash basin and W.C., corner shower enclosure with wall mounted Mira shower, partially tiled walls, wall mounted electric heater and double glazed window to the side elevation.

Bedroom Two

10'2 x 7'10 to the wardrobes (3.10m x 2.39m to the wardrobes)

Having lighting, power points, built in wardrobes with sliding mirrored doors and double glazed window overlooking the rear elevation.



Bedroom Three

6'2 x 6' (1.88m x 1.83m)

Having lighting, power points and double glazed window overlooking the front elevation.

Outside

The property is approached via double wrought iron gates, which allow access onto the driveway, which provides off road parking. The front garden is landscaped for ease of maintenance, with steps leading up to the front door. The driveway leads to a detached garage. A timber gate allows access to the enclosed rear garden, which has a paved patio laid to lawn, a fish pond, a variety of shrubs, and is bound by walling.

Garage

19'06 x 8'04 (5.94m x 2.54m)

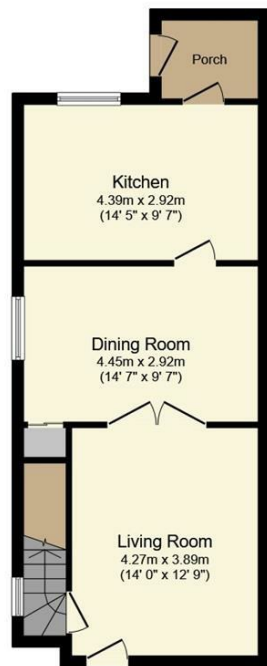
Having an up and over door, lighting, power points, a double glazed window to the side and a double glazed door allowing access onto the rear garden.



Directions

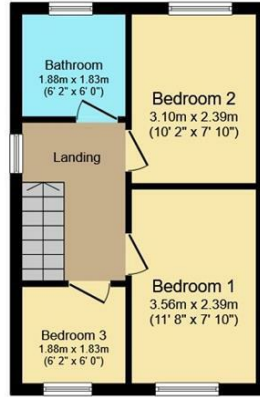
Proceed from our Prestatyn office left along Meliden road, and continue to the village of Meliden, proceed into the village and you will find the Star public house on the left hand side, turn right opposite to The Grove and the property can be found on your right hand side by way of our For Sale board.





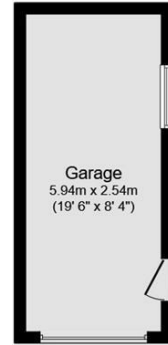
Ground Floor

Floor area 47.8 sq.m. (514 sq.ft.)



First Floor

Floor area 30.3 sq.m. (327 sq.ft.)



Garage

Floor area 15.1 sq.m. (162 sq.ft.)

Total floor area: 93.2 sq.m. (1,003 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



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.

