

# williams estates



**Cartrefle Ffordd Penrhwylyfa, Meliden,  
Denbighshire, LL19 8HL**

**£495,000**



**EPC - null**

**Council Tax Band - F**

**Tenure - Freehold**



## SUMMARY

An individual detached family residence situated in an idyllic position within the village of Meliden and set in extensive gardens with stunning views out towards the Snowdonia Clwydian Range and Meliden Hillside. The spacious accommodation briefly comprises four reception rooms, a kitchen with dining area, a utility room, ground floor W.C., four bedrooms, shower room and a family bathroom. Extensive mature gardens with a large double garage and ample off road parking for several vehicles including motorhome or boat.

A must view and not to be missed and is truly one of a kind in its location.





### Accommodation

Via a uPVC double glazed obscure door with obscure glazed paneling leading into the entrance porch.

### Entrance Porch

Having lighting and a timer door leading into the lounge.

### Lounge

17'5" x 17'2" (5.31 x 5.25)

Having lighting, power points, radiator, timber framed large glazed window overlooking the front elevation enjoying views of the garden and grounds, and a timber framed single glazed door off leading into the hallway.



### Kitchen

13'11" x 9'3" (4.26 x 2.82 )

Comprising of wall, drawer and base units with complementary worktop surfaces over, integrated double oven with four ring induction hob and extractor fan above, sink and drainer with stainless steel mixer tap over, void for under the counter fridge, partially tiled walls, integrated Neff dishwasher, open archway off into the dining area.



### Dining Area

8'2" x 5'6" (2.51 x 1.69)

Having lighting, power points, radiator and a uPVC double glazed window overlooking the rear enjoying views out towards the Denbigh Moors and Snowdonia Clwydian Range.

### Hallway

Is one of the stand out features of the property being of a really good size having lighting, power points, radiator, stairs off to the first floor landing and doors off.

### Bedroom Three

12'6" x 11'10" (3.83 x 3.63)

Having lighting, power points, radiator, TV aerial point and a uPVC double glazed window overlooking the side elevation.



### Second Sitting Room

15'9" x 12'4" (4.82 x 3.77)

Having lighting, power points, radiator, TV aerial point and a timber framed glazed window overlooking the front elevation with views out towards Meliden Hillside.

### Porch

5'10" x 4'11" (1.78 x 1.51)

Having lighting, space for shoe storage and coat hanging space, a uPVC double glazed decorative door giving access to the outside and a uPVC double glazed window onto the front elevation.







### Dining Room

17'6" x 11'6" (5.34 x 3.51)

Having lighting, power points, radiator, fitted store cupboards, great size for a dining room and sliding doors leading into the conservatory.

### Conservatory

16'2" x 14'3" (4.93 x 4.36)

Having lighting, power points, uPVC double glazed windows surrounding and a uPVC double glazed patio door giving access onto the raised decked area to the rear.



### Family Bathroom

9'0" x 7'10" (2.76 x 2.41)

Comprising of low flush W.C., vanity hand wash basin with stainless steel mixer tap above, walk in shower enclosure with wall mounted shower head, bath with stainless steel taps over, wall mounted heated towel rail, inset spot lighting and a uPVC double glazed obscure window onto the side elevation.

### Inner Foyer

6'11" x 6'3" (2.12 x 1.91 )

Ideal for home office space if required having lighting, power points, radiator, Velux window, a uPVC double glazed obscure window onto the side elevation and a sliding door off leading into a utility and doors off.



### Bedroom Four

10'10" x 6'11" (3.31 x 2.12)

Having lighting, power points, radiator, cupboard housing the electrics and a uPVC double glazed window onto the side elevation.

### Utility

15'10" x 7'0" (4.85 x 2.15 )

Having cupboards ideal for storage, lighting, power points, radiator, stainless steel sink and drainer with stainless steel taps over, void for washing machine, wall mounted central heating boiler, a double glazed obscure window onto the side elevation and a door off into a further pantry area.



### Pantry Area

Great for storage having lighting, power points with a uPVC double glazed obscure window onto the side elevation

### W.C.

Having lighting and W.C.

### Stairs Off To The First Floor

Having storage into the eaves and an opening off onto the first floor landing having fitted wardrobes, radiator, inset spotlighting, Velux window and doors off.



### Bedroom Two

13'3" x 13'1" (4.06 x 4.01 )

Having lighting, power points, radiator, a uPVC double glazed window overlooking the front elevation and a uPVC double glazed door giving access to a prospective balcony area, inbuilt cupboard ideal for storage.

### Bedroom One

14'1" x 13'10" (4.31 x 4.22)

Having lighting, power points, radiator, fitted wardrobes and a uPVC double glazed window overlooking the rear elevation enjoying views out towards Snowdonia Clwydian Range and up towards Meliden Hillside.

### Shower Room

5'9" x 4'9" (1.76 x 1.46)

Fitted with shower enclosure with wall mounted shower, low flush W.C., vanity hand wash basin, lighting, radiator, fully tiled walls and a Velux window onto the side elevation.

### Outside

The property is approached via a driveway up towards iron gates which leads onto a further driveway wrapping round to the side and rear. The main gardens having areas laid to lawn with flowering tree and is bound by timber fencing. Great views out towards the Snowdonia Clwydian Range and Meliden Hillside. The garage to the rear has potential to be converted into an annex or granny flat subject to planning. The grounds has access for ample off street parking. There is additional parking to the rear which can be accessed via Roundwood Avenue providing space for motorhome to be parked in the garden. The property enjoys a sunny aspect all day long and offer a private setting and neighbours the crown green boules.

### Double Garage

25'1" x 18'4" (7.65 x 5.59)

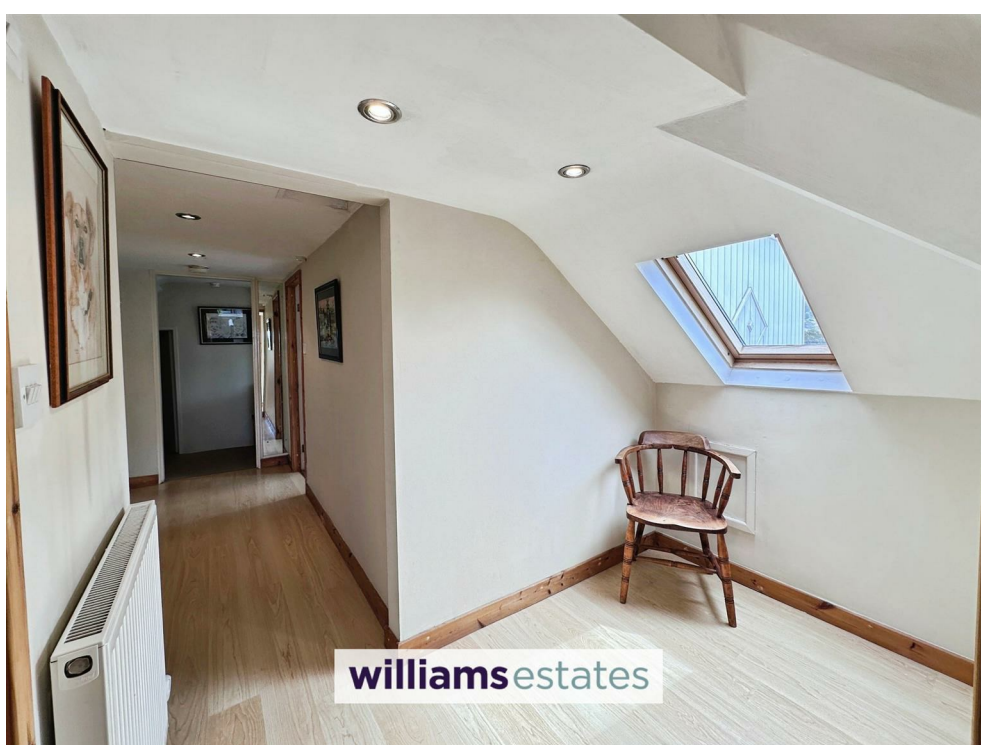
Having lighting, power points, double glazed window to the side elevation, split into the two areas having two up and over doors and personal timber doors giving access to the rear garden and timber door between the two areas.

### Directions

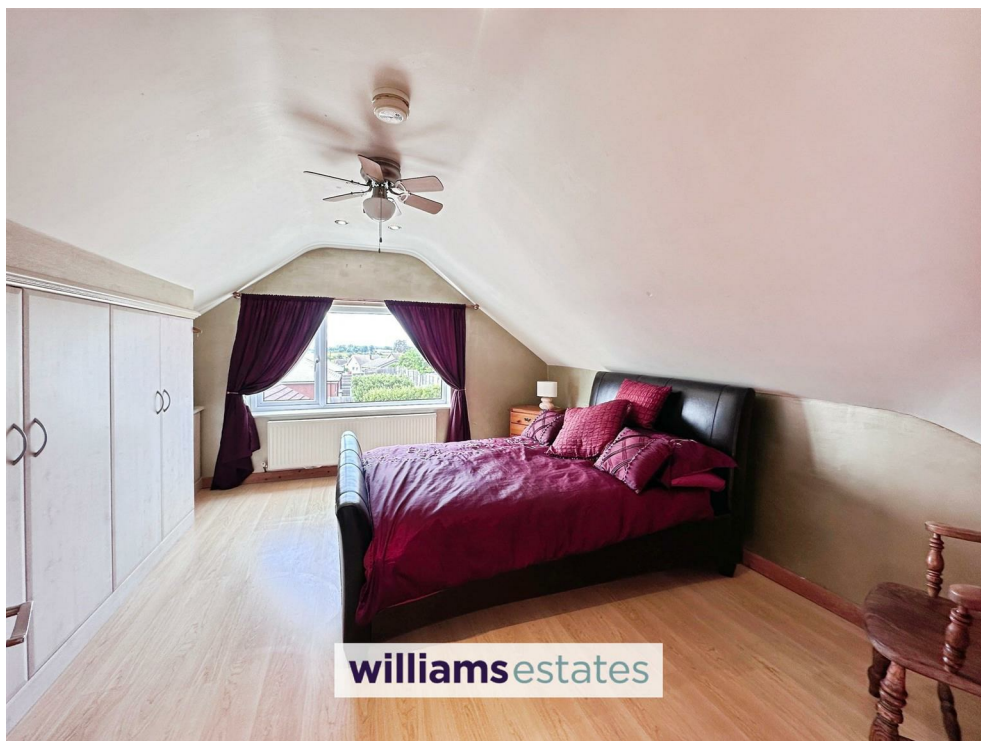
Proceed from the Prestatyn office to the mini roundabout taking the second turn off onto Ffordd Pendyfryn and turning immediately left onto Fforddisa. Continue along Fforddisa to the cross roads taking the left hand turn onto Ffordd Penrhwyfya and the property can be found on the right hand side by way of our For Sale board.











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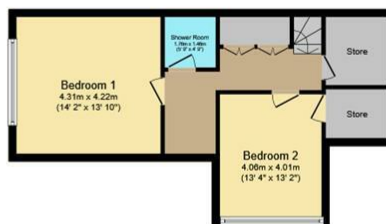
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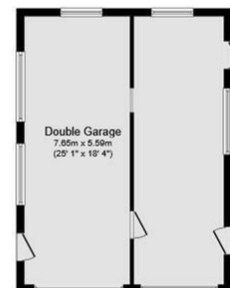
### Ground Floor

Floor area 165.4 sq.m. (1,781 sq.ft.)



### First Floor

Floor area 45.4 sq.m. (489 sq.ft.)



### Garage

Floor area 43.1 sq.m. (464 sq.ft.)

Total floor area: 254.0 sq.m. (2,734 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](http://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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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