



**53 Ffordd Talargoch, Meliden,
Denbighshire, LL19 8NP**

£175,000



EPC - 0 Council Tax Band - C Tenure - Freehold

Ffordd Talargoch, Meliden

2 Bedrooms - Bungalow - Detached

A two-bedroom detached bungalow situated in a desirable residential area of Prestatyn. The property offers excellent potential and benefits from off-road parking, a detached garage, and a good-sized plot. While in need of modernisation throughout, it presents a fantastic opportunity for buyers looking to put their own stamp on a home. Ideal for investors, downsizers, or first-time buyers seeking a project in a convenient location close to local amenities and transport links.



Accommodation

Via a uPVC double glazed obscure door leading into:

Entrance Hall

Good size hall. Having lighting, power points, Radiators, T.V. aerial point, wall mounted worcester boiler, wall mounted electrics and doors off.

Living Room

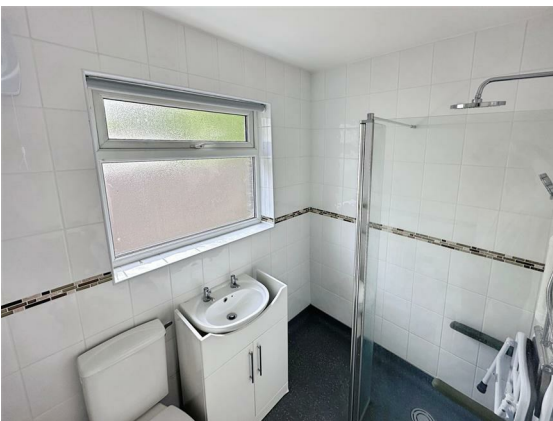
16'4" x 3'10" (4.98m x 1.18m)

Having lighting, power points, radiators, wall mounted electric fire, T.V. aerial point, a uPVC double glazed window to the side and a uPVC double glazed bay window onto the front.

Shower Room

6'9" x 5'4" (2.07m x 1.64m)

Comprising of low flush W.C., hand wash basin with stainless steel taps over, wall mounted shower head with shower screen, fully tiled walls, lighting, radiator, extractor fan, loft access hatch and a uPVC double glazed obscure window onto the side.



Bedroom Two

12'10" x 9'10" (3.93m x 3.02m)

Having lighting, power points, radiator, T.V. aerial point and a uPVC double glazed box bay window onto the rear.

Bedroom One

13'9" x 10'1" (4.20m x 3.08m)

Having lighting, power points, radiator, T.V. aerial point and a uPVC double glazed box bay window onto the rear.

Kitchen

11'3" x 10'0" (3.44m x 3.05m)

Comprising of wall drawer and base units with worktop over, sink and drain with stainless steel taps over, void for washing machine, lighting, power points, radiator, a uPVC double glazed window onto the side, Partially tiled walls and a uPVC double glazed obscure door giving access to the rear garden.



Garage

18'2" x 8'5" (5.54m x 2.57m)

Up and over door to front and glazed window to the rear.

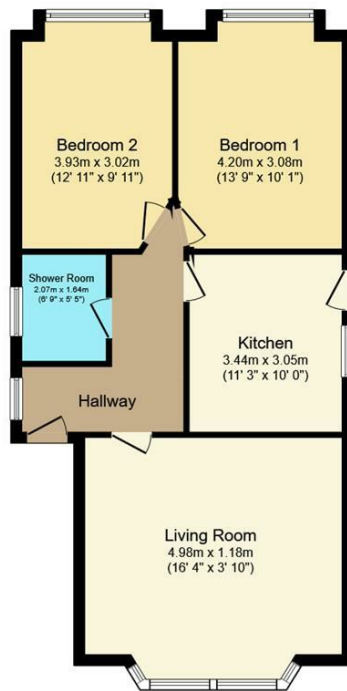
Outside

The property is approached via a paved pathway, leading up to the accommodation, with the front garden being concreted for low maintenance. To the rear, the garden enjoys a sunny aspect and is low maintenance and larger than average. Bound by timber fencing with a variety of bushes and shrubs. The garage is a detached garage and can be approached from the rear garden or round the side of the property where there is ample space for off road parking.

Directions

Proceed from the Prestatyn office to the mini roundabout taking the first turning onto Meliden Road. Continue along entering the village of Meliden where this property can be found on the left hand side just after the One Stop Shop.





Floor Plan

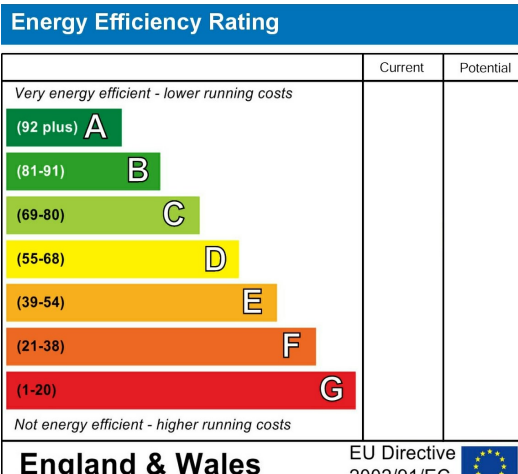
Floor area 71.2 sq.m. (766 sq.ft.)

Total floor area: 71.2 sq.m. (766 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.



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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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