



## Sunny Brook Pwll Y Bont, Meliden, Denbighshire, LL19 8LW

**OFFERS OVER £300,000**

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**EPC - E49**

**Council Tax Band - D**

**Tenure - Freehold**



# Pwll Y Bont, Meliden

## 2 Bedrooms - Bungalow - Detached

In need of renovation. A detached bungalow located in a quiet semi rural location and situated on a good sized plot of established gardens offering views up towards Prestatyn & Meliden Hillside and enjoying a private and tranquil setting. The accommodation briefly comprises of entrance hallway, lounge, kitchen diner, two double bedrooms and a modern fitted bathroom. Outside having extensive gardens with ample off road parking. The property benefits from being partially double glazed and having a solid fuel heating system. Available with no onward chain. Viewing highly recommended.



### Accommodation

Via a timber framed obscure door with obscure glazed panelling leading into the entrance hallway.

### Entranced Hallway

Having lighting, power points, radiator, built in store cupboard, loft access hatch and doors off.

### Lounge

15'11" x 12'4" (4.86 x 3.78)

Having lighting, power points, radiator, TV aerial point, open fire with slate hearth and a timber framed single glazed window onto the side elevation with a aluminium sliding patio door giving access onto the garden.

### Bedroom One

13'8" x 12'6" (4.18 x 3.82)

Having lighting, power points, radiator, a uPVC double glazed window onto the front elevation and a timber framed single glazed window onto the side elevation.

### Bedroom Two

13'8" x 11'5" (4.18 x 3.48)

Having lighting, power points, radiator and timber framed single glazed windows onto the rear and side elevations.

### Bathroom

7'6" x 5'6" (2.29 x 1.69)

Comprising of a low flush W.C., pedestal hand wash basin with stainless steel taps over. bath with stainless steel mixer tap and a wall mounted shower head, lighting, radiator, partially tiled walls and a timber framed obscure glazed window onto the side elevation.



### Kitchen Diner

15'3" x 11'5" (4.66 x 3.50)

Comprising of wall, drawer and base units with worktop surfaces over, integrated oven with hob and extractor fan above, space for free standing fridge freezer, space and plumbing for washing machine, sink and drainer with stainless steel mixer tap over, partially tiled walls, lighting, power points, a timber stable door giving access to the outside and a uPVC double glazed window onto the rear elevation with timber framed single glazed window onto the side.

### Outside

The property is approached via a timber gate providing access onto the drive which is laid to lawn and chipping's leading down towards the accommodation. The property is situated on a very good sized plot with future scope for development subject to planning permission. Having extensive mature gardens mainly laid to lawn with a variety of trees, shrubs and bushes. Enjoying the wildlife to the rear, having a paved patio area and surrounded by fields with views out towards Prestatyn Hillside and Meliden Hillside and having a great space for housing a greenhouse or sheds and fruit bearing trees.

### Directions

Proceed from our Prestatyn Office to the mini roundabout opposite Aldi and bear right. Turn immediate left onto Fforddisa and follow this road as far as the crossroads opposite the convenience store. Turn left at the crossroads towards Meliden. Continue past Roundwood Avenue on the brow of the hill and at the bottom of the hill turn right into Pwll Y Bont. The property can be found at the end of the lane.

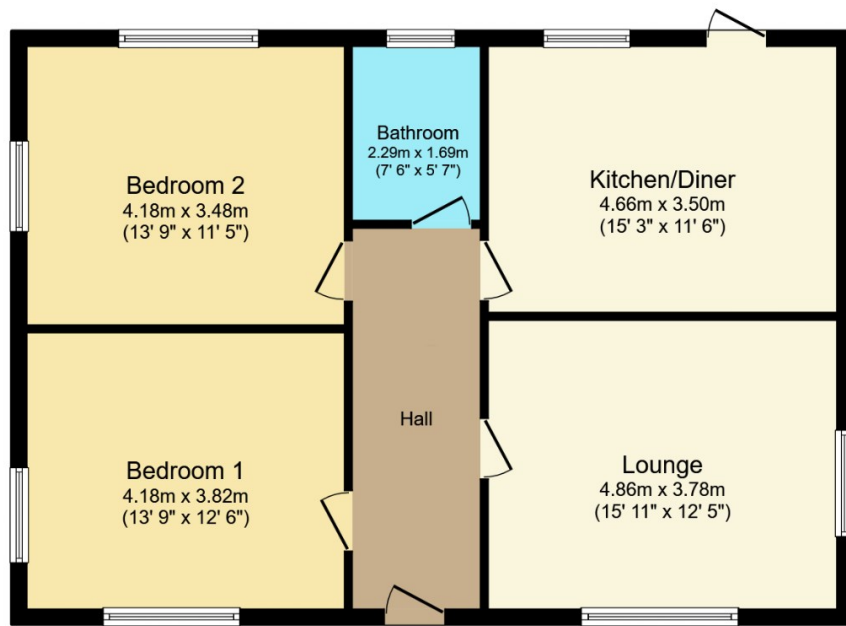
### Agents Notes

The property is not registered with the Land Registry. In need of renovation.

The property is heated via a back boiler that requires a coal fire to be lit.







**Floor Plan**

Floor area 78.9 sq.m. (849 sq.ft.)

Total floor area: 78.9 sq.m. (849 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>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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	



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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