



**1 Ffordd Gwilym, Meliden, Prestatyn,
Denbighshire, LL19 8LE**

£179,950

 3  1  2  D

EPC - D67 Council Tax Band - C Tenure - Freehold

Ffordd Gwilym, Prestatyn

3 Bedrooms - House - Semi-Detached

An extended semi detached family house located in the Village of Meliden with views out towards the North Wales Coastline and Hillside. The spacious accommodation briefly comprises of entrance hallway, living room, kitchen, dining room, store room/utility room, ground floor W.C., three bedrooms and modern fitted shower room. Having gardens to the front and rear with driveway providing off road parking. The property benefits from having gas fired central heating and double glazing.



Accommodation

Via a double glazed door leading into the entrance hallway

Entrance Hallway

Having meter cupboard, radiator, dado rail, under stairs storage cupboard, stair off to the first floor landing and doors off.

Living Room

14'7" x 12'11" (4.4598 x 3.9411)

Having picture rail, lighting, power points, TV aerial point, radiator and double glazed bay window over looking the front elevation.

Kitchen

10'6" x 8'10" (3.2118 x 2.7096)

Fitted with a range of wall, drawer and base units with worktop surfaces over, ceramic sink and drainer with stainless steel mixer tap over, built in Range style oven and eight ring gas hob, void for washing machine, void for free standing fridge freezer, lighting, power points, tiled flooring, double glazed window overlooking the rear elevation enjoying views out toward the North Wales Coastline and opening leading into the dining room.



Dining Room

10'6" x 8'10" (3.2239 x 2.7093)

Having coved ceiling, lighting, power points, radiator and double glazed double doors allowing access onto the rear decked patio



Ground Floor W.C.

Comprising of W.C. and hand wash basin.

Store Room/Utility Room

11'7" x 9'2" (3.5406 x 2.8032)

Having lighting, power points, radiator, double glazed window onto the side elevation with views out towards the North Wales Coastline and door leading into the porch.

Porch

4'0" x 5'4" (1.2303 x 1.629)

Having tiled flooring, a double glazed window onto the side elevation and double glazed door allowing access onto the driveway.

Stairs Off To The First Floor Landing

Having one double glazed windows onto the side elevation, dado rail, loft hatch access, built in storage cupboard housing the gas central heating boiler and doors off.

Shower Room

8'5" x 5'4" (2.5787 x 1.6355)

Fitted with a pedestal hand wash basin, low flush W.C., double shower enclosure with wall mounted shower, fully tiled walls, extractor fan, wall mounted heated towel rail and obscure double glazed window onto the rear elevation.

Bedroom One

11'9" x 10'10" (3.5941 x 3.3213)

Having lighting, power points, radiator and double glazed window overlooking the front elevation with views towards the Hillside.

Bedroom Two

12'7" x 9'0" (3.8475 x 2.7647)

Having lighting, power points, radiator and double glazed window overlooking the rear elevation enjoying the panoramic views of the North Wales Coastline.

Bedroom Three

9'3" x 8'0" (2.8417 x 2.4425)

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

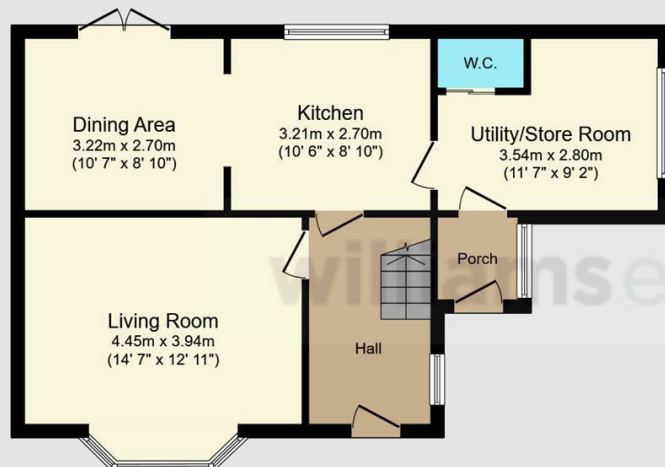
Outside

The property is approached via a wrought iron gate allowing access onto the blocked paved path. The garden to the front is mainly laid to lawn with a variety of plants, shrubs and trees and is bound by fence and mature hedges. A further double wrought iron gates allows access onto the blocked paved driveway providing off road parking. A timber gate leads to the enclosed rear garden. The rear garden having a raised decked patio with timber balustrades surrounding enjoying a sunny aspect, hardstanding area, timber store, outside water supply and lighting and bound by mature hedges.

Directions

Proceed from our Prestatyn Office along Meliden Road in the direction of Meliden. At the shops turn right into The Grove which leads onto Ffordd Gwilym and the property can be found on the left hand side on the corner.





Total floor area: 93.7 sq.m. (1,009 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

williams
estates

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) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

williamsestates

Call us on
01745 888900
Prestatyn@williamsestates.com