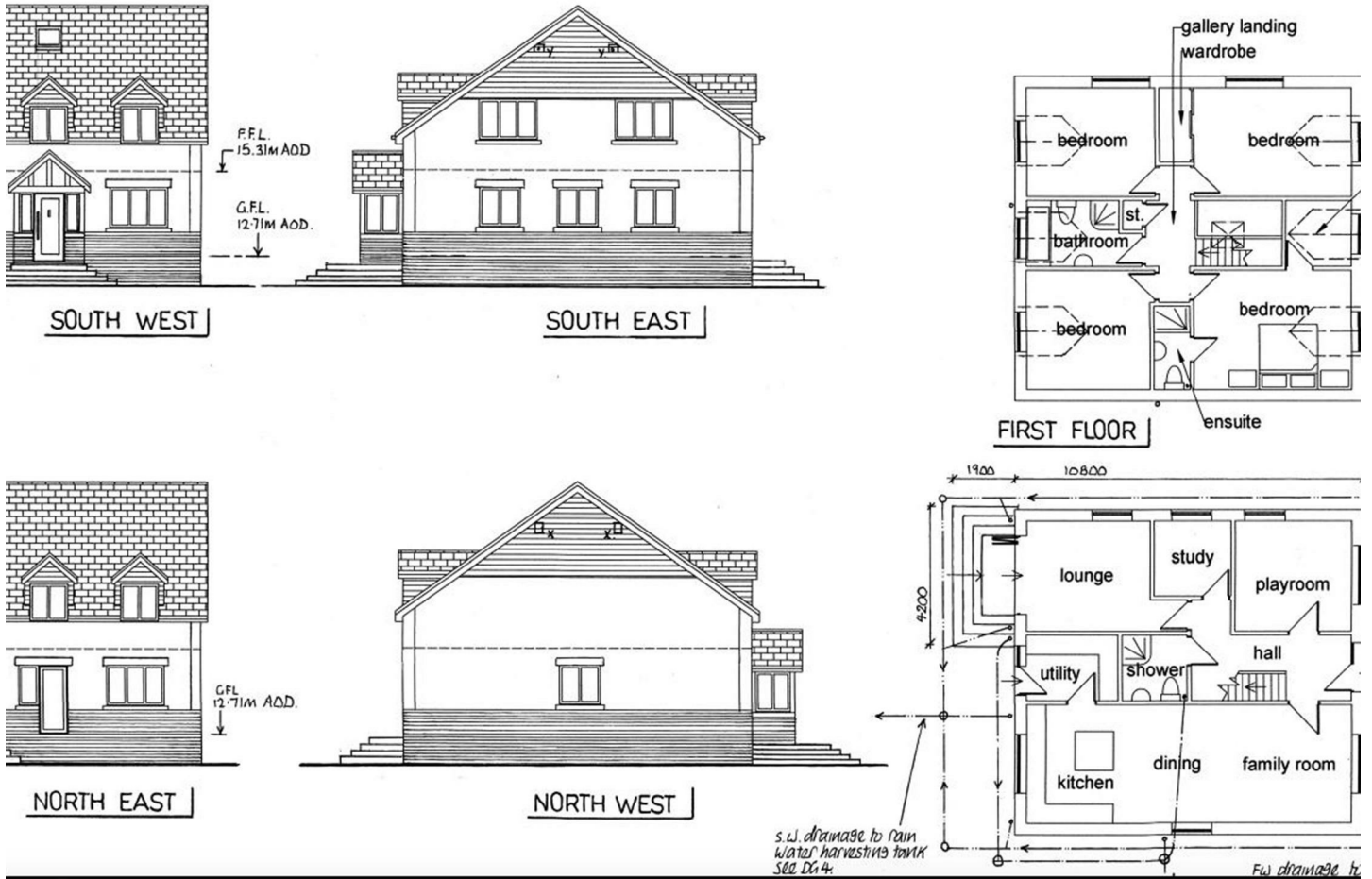




The Nutshell Pwll Y Bont, Meliden, Denbighshire, LL19 8LW

£250,000



EPC - G6 Council Tax Band - D Tenure - Freehold

Pwll Y Bont, Meliden

4 Bedrooms - Bungalow - Detached

An exciting opportunity to purchase a four-bedroom bungalow set on a generous plot in the sought-after location of Meliden. The property offers ample off-road parking and is set back from the road, providing a good degree of privacy. It also benefits from a large garage and a separate driveway, adding to its appeal for families or those with multiple vehicles.

The bungalow is in need of repair, offering a chance for a buyer to renovate and restore it to their own style. Alternatively, full planning permission has been granted for the demolition and construction of a two-storey four-bedroom dwelling, making this an ideal project for developers or those looking to create a bespoke family home in a desirable area.

Available with no onward chain, this is a rare opportunity not to be missed.



Kitchen

19'1" x 10'11" (5.83m x 3.33m)

Living Room

16'2" x 10'11" (4.95m x 3.35m)

Bathroom

9'3" x 5'2" (2.82m x 1.60m)

Bedroom One

14'0" x 10'10" (4.28m x 3.31m)

Bedroom Two

11'1" x 12'4" (3.38m x 3.76m)

Bedroom Three

8'1" x 8'0" (2.47m x 2.45m)

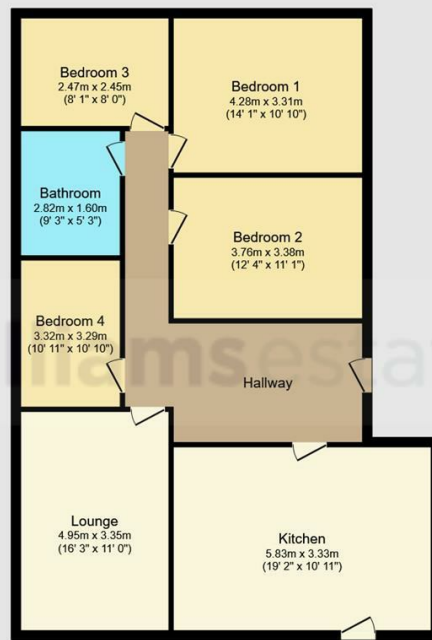
Bedroom Four

10'9" x 10'10" (3.29m x 3.32m)

Garage & Additional Driveway







Floor Plan

Floor area 113.4 sq.m. (1,221 sq.ft.)

Total floor area: 113.4 sq.m. (1,221 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	6	
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.

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