



**34 Melyd Avenue, Prestatyn,
Denbighshire, LL19 8RN**

£294,000

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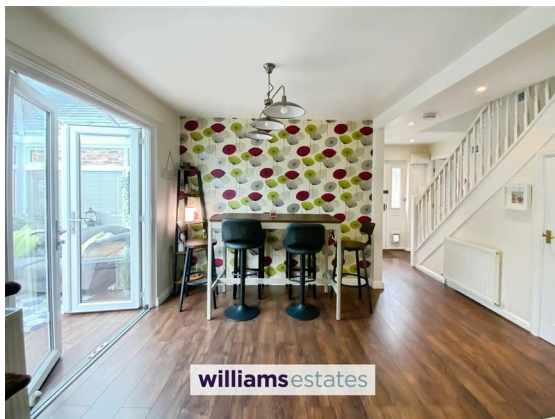
EPC - C70 Council Tax Band - E Tenure - Freehold

Melyd Avenue, Prestatyn

3 Bedrooms - Bungalow - Detached

A beautifully presented modern detached house located in a sought after location and within walking distance to all local amenities, bus and train stations and local schools.

The spacious accommodation briefly comprises of entrance hallway, ground floor bathroom, ground floor bedroom, living room, open plan kitchen diner, conservatory, two first floor bedrooms and a modern fitted shower room. Outside providing off road parking, garage and gardens to front and rear. Viewing highly recommended.



Accommodation

Via a double glazed door with matching side panel leading into the entrance hallway.

Entrance Hallway

Having power points, laminate flooring, radiator, inset spot lighting, wall mounted electric trip switches, stairs off to the first floor landing, under stairs storage cupboard and doors off.

Reception Room/Ground Floor Bedroom

12'1 x 9'9 (3.68m x 2.97m)

Having lighting, power points, radiator and double glazed window overlooking the front elevation enjoying distant views of Prestatyn hillside.

Ground Floor Bathroom

9'0 x 5'7 (2.74m x 1.70m)

Fitted with a modern white suite comprising of vanity hand wash basin and W.C., panelled bath with shower over, glass shower screen, fully tiled walls, inset spot lighting, wall mounted heated towel rail, shaver socket, extractor fan and obscure double glazed window onto the front elevation.

Living Room

13' x 12'06 (3.96m x 3.81m)

Having lighting, power points, radiator, TV aerial point, modern fire surround housing an electric fire and double glazed window overlooking the front elevation enjoying the distant views of the Hillside.

Dining Area

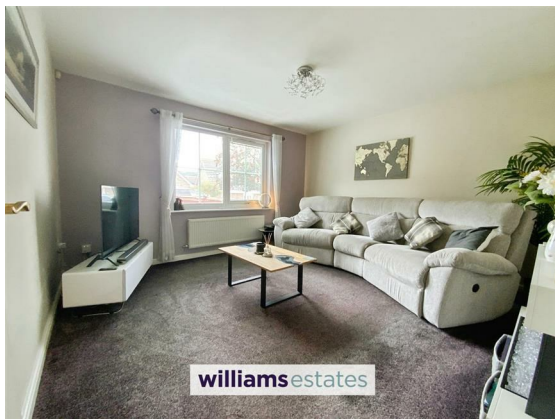
9'04 x 8'11 (2.84m x 2.72m)

Having lighting, power points, radiator, laminate flooring, opening leading into the kitchen area and double glazed doors leading into the conservatory.

Kichen

12'07 x 9'09 (3.84m x 2.97m)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, built in Neff Hob with extractor hood above, eye level built in oven, integrated fridge and freezer, integrated washing machine, inset spot lighting, laminate flooring, double glazed window overlooking the rear elevation.



Conservatory

11' x 7'11 (3.35m x 2.41m)

Having lighting, power points, radiator, laminate flooring, double glazed windows surrounding and double glazed double doors allowing access onto the rear garden.

Stairs Off To The First Floor Landing

Having lighting, loft hatch access and doors off.

Bedroom One

11'01 to the wardrobes x 9'10 (3.38m to the wardrobes x 3.00m)

Having lighting, power points, radiator, built in wardrobes providing ample storage and a double glazed window overlooking the front elevation with views over Prestatyn hillside.

Shower Room

8'10 x 6'05 (2.69m x 1.96m)

Comprising of a low flush W.C., pedestal hand wash basin, double shower enclosure with wall mounted shower head and waterfall shower head, radiator, tiled walls, tiled flooring, extractor fan and obscure double glazed window onto the side elevation.

Bedroom Two

12' x 9'10 (3.66m x 3.00m)

Having lighting, power points, radiator, TV aerial point, storage into the eaves and double glazed window overlooking the rear elevation enjoying views of the rear garden.

Outside

The property is approached via a driveway providing ample off road parking and leads to a garage. The garden to the front being mainly laid to lawn with a paved pathway. Access both sides via timber gates to an enclosed rear garden. The rear garden having a paved patio area ideal for al fresco dining enjoying a private setting with steps leading up to a lawned area with well established borders and outside timber summer house and is bound by fencing.

Garage

16'02 x 8'10 (4.93m x 2.69m)

Having a roller shutter door, lighting and power points.

Directions

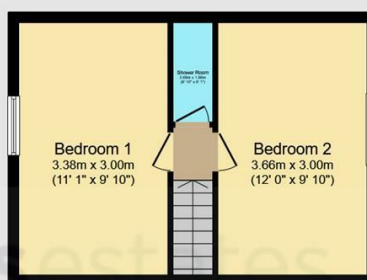
Proceed from our Prestayn Office to the mini roundabout and continue along on Meliden Road passing Prestatyn High School taking the next turn right onto Melyd Avenue and the property can be found on the right hand side.





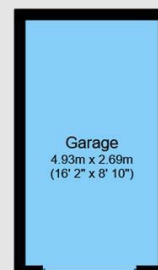
Ground Floor

Floor area 66.1 sq.m. (712 sq.ft.)



First Floor

Floor area 35.5 sq.m. (382 sq.ft.)



Garage

Floor area 13.3 sq.m. (143 sq.ft.)

Total floor area: 114.9 sq.m. (1,237 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	70	77
(55-68) D		
(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.

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