



**52 Meliden Road, Prestatyn,
Denbighshire, LL19 9SE**

£315,000

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EPC - D60

Council Tax Band - E

Tenure - Freehold

Meliden Road, Prestatyn

3 Bedrooms - House - Detached

A detached house located in the sought after location of Upper Prestatyn and within walking distance to all local amenities. The accommodation briefly affords entrance hallway, ground floor W.C., living room, dining room, kitchen, three bedrooms and a family bathroom. Outside providing ample off road parking, garage and three cellar rooms with gardens to the front and rear. Available with no onward chain.



Accommodation

Via a timber glazed door allowing access into the entrance porch.

Entrance Porch

Having tiled flooring, double glazed window onto the front elevation and timber door leading into entrance hallway.

Entrance Hallway

Having lighting, power points, radiator, stairs off to the first floor landing and doors off. Steps leading down to the garage.

W.C.

Fitted with a hand wash basin, macerator toilet and lighting.

Living Room

21'3" x 11'10" (6.5 x 3.61)

Having lighting, power points, two radiators wall light points, tiled fireplace with open fire, double glazed window onto the side elevation, a double glazed bay windows overlooking the front elevation and a further double glazed window onto the rear elevation enjoying views out over the rear garden.

Dining Room

8'9" x 7'10" (2.69 x 2.40)

Having lighting, power points, radiator, double glazed window overlooking the rear elevation enjoying views of the rear garden and door leading into the kitchen.

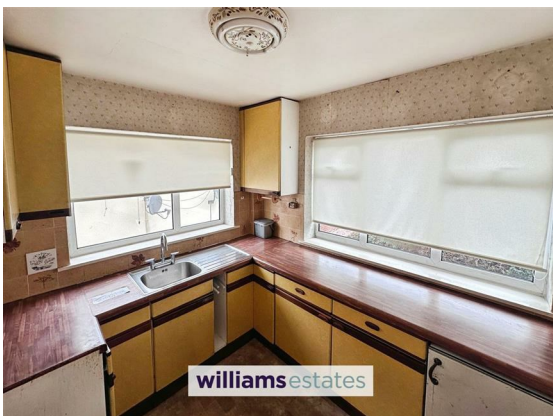
Kitchen

8'9" x 7'11" (2.68 x 2.43)

Fitted with wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap, partially tiled walls, void for free standing cooker, void for under the counter fridge, double glazed window onto the front and side elevations.

Stairs Off To The First Floor Landing

Having a turned staircase, double glazed window onto the front elevation, loft hatch access, radiator, lighting, power points and doors off.



Bedroom One

16'6" x 11'10" (5.04 x 3.61)

Having lighting, power points, wall light points, radiator, double glazed window onto the front elevation with distant views of Prestatyn Hillside and double glazed window onto the rear elevation.

Bedroom Two

10'6" max x 8'9" (3.20m max x 2.67m)

Having lighting, power points, radiator, built in airing cupboard, double glazed window onto the side elevation and double glazed window onto the rear elevation.

Bedroom Three

8'1" x 6'11" (2.48 x 2.12)

Having lighting, power points, wall mounted electric heater and double glazed window onto the rear elevation.

Bathroom

8'10" x 5'5" (2.71 x 1.67)

Comprising of a low flush W.C., vanity hand wash basin, corner bath, partially tiled walls, radiator and obscure double glazed window onto the front elevation.

Outside

The property is approached via a driveway providing ample off road parking leading to double wrought iron gates allowing access onto the rear garden. The garden to the front being mainly laid to lawn with an abundance of mature plants and shrubs. From the wrought iron gates leading to the rear garden there is a imprinted concrete patio, the rear garden mainly laid to lawn with established trees, shrubs and plants. There is a garage underneath the property accessed via double timber doors and a timber door giving access into the cellar.

Cellar Room One

8'11" x 7'11" (2.73 x 2.43)

Having a Belfast ceramic sink, tiled flooring and opening into a further cellar room.

Cellar Room Two

8'11" x 7'11" (2.74 x 2.43)

Having wall mounted Worcester central heating boiler, tiled flooring gas meter, wall mounted electric meter and opening into another store room.

Store Room

13'6" 7'11" (4.12 2.42)

Ideal for storage space.

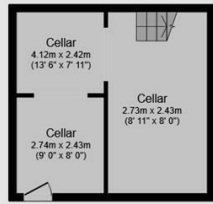
Directions

Proceed from the Prestatyn Office to the mini roundabout. Continue across onto Meliden Road and the property can be found on the right hand side.

Agents Notes

The property is being sold as seen.





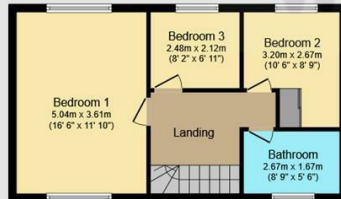
Cellar

Floor area 26.6 sq.m. (286 sq.ft.)



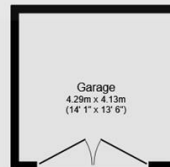
Ground Floor

Floor area 52.8 sq.m. (569 sq.ft.)



First Floor

Floor area 45.2 sq.m. (486 sq.ft.)



Garage

Floor area 17.7 sq.m. (191 sq.ft.)

Total floor area: 142.3 sq.m. (1,532 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	60	71
(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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