



**161 Meliden Road, Meliden,
Denbighshire, LL19 8NA**

£229,950

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EPC - D60 Council Tax Band - D Tenure - Freehold

Meliden Road, Meliden

2 Bedrooms - Bungalow - Detached

Situated in the heart of the village of Meliden, this detached bungalow oozes a wealth of character with a modern twist, having the potential to be converted into a three bedroom detached bungalow. This two bedroom detached bungalow comprises of two bedrooms, lounge, dining room, kitchen, bathroom, conservatory and garage.

Within a short walk to local amenities and shops with easy access to the Prestatyn/Dyserth walk way, this detached bungalow benefits from ample off road parking to the front via a driveway, easy to maintain rear garden which enjoy views of the green behind and the hillside, Garage for storage, double glazing and central heating. With vacant possession and no onward chain makes this property hassle free. Please call today to arrange an early viewing.



Accommodation

The property is accessed via a uPVC obscure double-glazed door leading into the entrance hallway.

Entrance Hallway

A good sized entrance hallway, having lighting, power, radiator, cupboard housing the electrics, open reach fibre point, loft access hatch and doors leading off.

Lounge

14'10" x 12'10" (4.54 x 3.93)

Having lighting, power, radiator, fire with complementary surround and hearth, TV aerial point, uPVC double-glazed window to the side elevation and a large uPVC double-glazed window onto the front elevation having views over towards the North Wales coastline.



Dining Room

9'10" x 8'11" (3.0 x 2.72)

This room offers potential to be converted into a third bedroom if required. Having lighting, power, radiator and a large uPVC double-glazed window onto the front elevation.

Shower room

6'2" x 5'7" (1.88 x 1.72)

comprising of a low flush W.C, hand wash basin with stainless steel tap over, walk in shower enclosure with wall mounted shower head, wall mounted heated towel rail, inset spot lighting, extractor fan and a uPVC double glazed obscure window onto the side elevation.

Bedroom Two

9'4" x 9'0" (2.86 x 2.76)

Having lighting, power points, radiator and a large uPVC double glazed window onto the side elevation.

Bedroom One

12'5" x 10'7" (3.8 x 3.24)

Having lighting, power points, radiator onto the rear elevation, overlooking the garden.



Kitchen

9'9" x 9'6" (2.99 x 2.90)

Comprising of wall, drawer and base units with complimentary worktops over, stainless steel sink and drainer with a stainless steel mixer tap over, void for a washing machine, space for a freestanding cooker with extractor fan above, space for a freestanding fridge freezer, partially tiled walls, wall mounted boiler, lighting, power points, a uPVC double glazed window to the side elevation and a uPVC obscure double glazed door leading into the conservatory.

Conservatory

10'0" x 5'8" (3.07 x 1.75)

Having lighting, power points, radiator, uPVC double-glazed doors onto both side elevations and uPVC double-glazed windows to the rear, having views of the garden and countryside beyond.

Outside

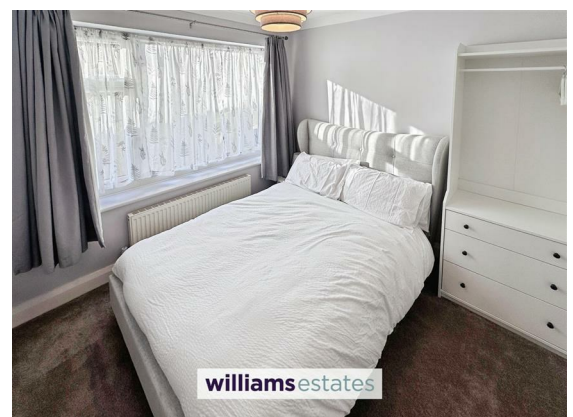
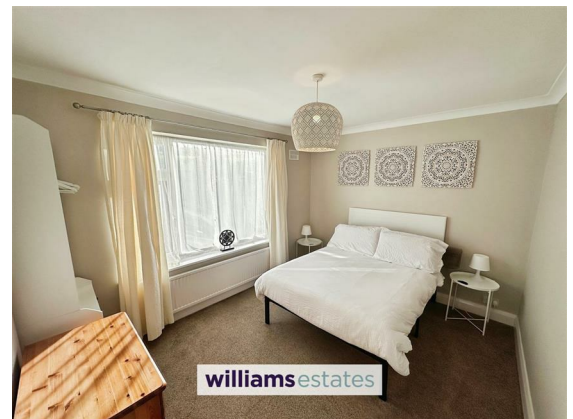
To the front, the property is approached via a tarmaced driveway, providing ample parking for multiple vehicles and being bound by timber fencing. The driveway provides access to the garage and side access to the rear garden.

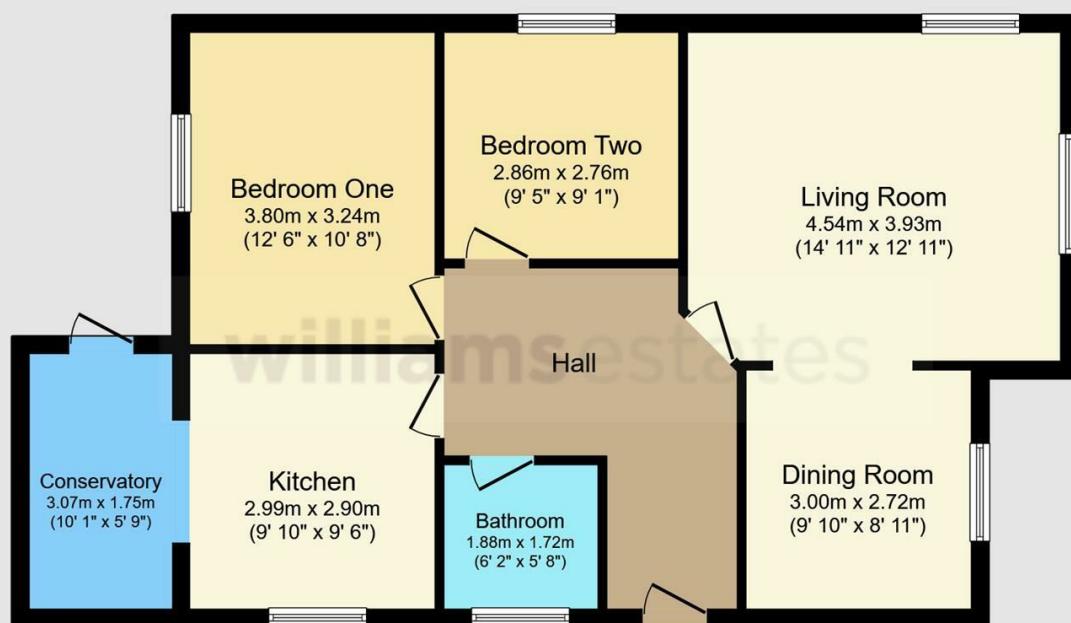
To the rear, the property boasts a garden of low maintenance that benefits from a sunny aspect all day long. Having a paved patio area, ideal for alfresco dining as well as an area that is laid to lawn. The garden is bound by timber fencing and stone walling.

Garage

18'5" x 8'8" (5.62 x 2.66)

Having double timber doors to the front, glazed windows to the side, ample storage space, lighting, power and a personnel door leading out to the rear garden. Attached to the garage is a outhouse with power that currently houses the tumble dryer.





Floor Plan
Floor area 77.0 sq.m. (829 sq.ft.)

Total floor area: 77.0 sq.m. (829 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		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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