



**6 Ffordd Gwilym, Meliden, Denbighshire,  
LL19 8LE**

**£220,000**

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**EPC - D68    Council Tax Band - D    Tenure - Freehold**



# Ffordd Gwilym, Meliden

## 3 Bedrooms - Bungalow - Detached

This delightful detached bungalow with three well-proportioned bedrooms is ideal for families or those seeking a peaceful retreat. The spacious living room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The bungalow features a well-equipped kitchen, allowing for easy meal preparation and family gatherings. Additionally, it boasts two bathrooms, including an en-suite, ensuring ample facilities for all residents and visitors.

Outside, the property is complemented by lovely gardens to both the front and rear, providing a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The driveway offers convenient off-road parking, while a detached single garage provides extra storage space.

Situated in close proximity to local shops and schools, this bungalow is ideally located for families and individuals alike. With its practical layout and desirable location, this property presents an excellent opportunity for those looking to settle in a friendly community. Do not miss the chance to make this charming bungalow your new home.



### Accommodation

The property is accessed via a composite door leading into the entrance hallway.

### Entrance Hallway

Having lighting, power and laminate flooring with doors off.

### Living Room

19'7" x 10'3" (5.98 x 3.14)

A spacious living room having laminate flooring, two uPVC double glazed windows to the front elevation, radiator, fireplace, power points and lighting.

### Kitchen

9'2" x 7'10" (2.8 x 2.4)

Having a range of wall, drawer and base units with worktop over, integrated fridge freezer, void for freestanding cooker with extractor hood over, cupboard housing the boiler, Belfast style sink with mixer tap over, integrated dishwasher, void and plumbing for a washing machine, power points, lighting and a uPVC double glazed window to the side elevation.

### Bathroom

7'2" x 6'5" (2.2 x 1.98)

Having tiled flooring, partially tiled walls, a three piece bathroom suite comprising of a bath tub with wall mounted shower over, pedestal hand wash basin with taps over, W.C, radiator and a uPVC double glazed obscure window to the side elevation.

### Bedroom One

14'1" x 8'10" (4.3 x 2.7)

Having a uPVC double glazed window to the rear elevation, lighting, power points, radiator, built in wardrobe and a door leading to the en-suite bathroom.

### En-Suite

6'6" x 6'6" (2 x 2)

Having tiled flooring and partially tiled walls, pedestal hand wash basin with taps over, wall mounted vanity mirrored unit, shower enclosure with wall mounted shower over, W.C, radiator and extractor fan.



### Bedroom Two

14'5" x 9'8" (4.4 x 2.97)

Having a uPVC double glazed window to the rear elevation, radiator, power points and lighting.

### Bedroom Three

9'2" x 7'2" (2.8 x 2.2)

Having a uPVC double glazed window to the side elevation, power points and lighting.

### Outside

The property benefits from a driveway providing ample off road parking, leading to a single detached garage having both an up and over door as well as a side personnel door.

To the front of the property is a lawned front garden that is bound by mature hedging for privacy.

To the rear of the property is a private garden, being mainly laid to lawn and having a patio area perfect for alfresco dining.

### 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 right hand side by means of a for sale sign.





**Floor Plan**

Floor area 93.9 sq.m. (1,011 sq.ft.)

Total floor area: 93.9 sq.m. (1,011 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](http://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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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