



**17 Pen Y Maes, Meliden, Denbighshire,
LL19 8PY**

Auction Guide £120,000



EPC - D64 Council Tax Band - C Tenure - Freehold

Pen Y Maes, Meliden

3 Bedrooms - House - Semi-Detached

Full Renovation Opportunity – Offered via Modern Method of Auction

This spacious three-bedroom property offers fantastic potential for buyers looking to create their ideal family home. The accommodation includes two generously sized reception rooms, a good-sized hallway with a charming turning staircase, and three bedrooms.

Much of the groundwork has already been started, with a new central heating system and radiators installed and most internal walls freshly plastered, providing a great foundation for refurbishment. Externally, the property benefits from a driveway and garage, offering ample parking and storage space.

With vision and finishing touches, this property could be transformed into a beautiful family residence. Viewing is highly recommended to appreciate the size, layout, and potential this home has to offer.



Auctioneers Comments

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT.

This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Living Room

15'7" x 11'7" (4.77m x 3.54m)

Dining Room

14'4" x 9'7" (4.37m x 2.93m)

Kitchen

8'9" x 6'7" (2.68m x 2.03m)

Bathroom

4'7" x 9'11" (1.41m x 3.04m)

Bedroom One

11'8" x 9'7" (3.56m x 2.93m)

Bedroom Two
9'7" x 10'10" (2.94m x 3.31m)

Bedroom Three
11'9" x 4'5" (3.59m x 1.36m)

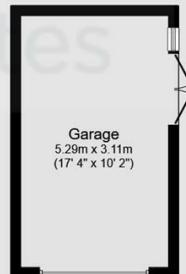




Ground Floor
Floor area 56.7 sq.m. (610 sq.ft.)



First Floor
Floor area 41.2 sq.m. (443 sq.ft.)



Garage
Floor area 16.5 sq.m. (177 sq.ft.)

Total floor area: 114.3 sq.m. (1,231 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	64	76
(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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