

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers
Gwerthwyr Tai ac Arwerthwyr

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The Property Ombudsman Registration Number - N00766-0

NEW



**21 Maes Meurig, Prestatyn, LL19 8LG
£165,000**

**** NO ONWARD CHAIN ****

An opportunity to acquire a spacious Semi-Detached Bungalow sited in a quiet residential area in the village of Meliden. The Bungalow has been well maintained throughout and briefly affords the following accommodation: Entrance Porch, Inner Hall, Lounge, Kitchen, Rear Conservatory, Two Bedrooms and Shower Room. Gas Central Heating and uPVC Double Glazing. There are garden areas to the front and rear of the property with driveway and tool store.



Entrance Porch

Hallway

Lounge 10 x 17'6 (3.05m x 5.33m)

Kitchen 8'9 x 9'8 (2.67m x 2.95m)

Bedroom 1 9 x 14'8 (2.74m x 4.47m)

Bedroom 2 8'9 x 9'9 (2.67m x 2.97m)

Shower Room

Conservatory 8'1 x 8 (2.46m x 2.44m)

Exterior

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 29th July 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND C - FREEHOLD



GROUND FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
	89	90	



Nicholas Redfearn
 Non Practising Consultant - David K. Jones BSc(Hons) FRICS Registered Valuer
 Practice Manager- Louise Bullock

