



**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 being conveniently located to the neighbouring town of Prestatyn with easy access to Rhyl and having Public Transport services nearby. 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

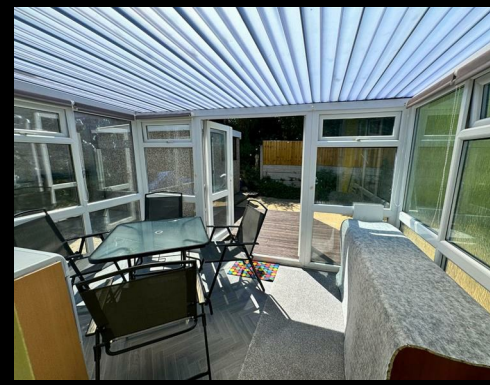
Conservatory 8'1 x 8 (2.46m x 2.44m)

## 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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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			



3/5 RUSSELL ROAD, RHYL, LL18 3BS

CLWYD ESTATES LTD T/A JONES AND REDFEARN

