

williamslettings



**9 Maes Meurig, Prestatyn, Denbighshire,
LL19 8LG**

£825 PCM

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EPC - C69 Council Tax Band - C Deposit - £825 PCM

Maes Meurig, Prestatyn

2 Bedrooms - Bungalow

A newly decorated two bedroom semi detached bungalow available To let In Meliden. The property comprises of large lounge, two double bedrooms, bathroom and kitchen, it benefits from gas central heating and Upvc double glazing throughout. There is driveway for parking and a low maintenance garden to the rear. To be considered for this property you will need an annual income of above £24,750pa

Entrance hallway

Leading to

Bedroom 2

9'10" x 8'11"

New carpet flooring, Upvc window overlooking the front of the property

Lounge

10'5" x 17'11"

A large living area with a Upvc window overlooking the front of the property, wall & ceiling lights, feature fireplace with modern electric fire, new carpet flooring.

Bathroom

5'7" x 7'1"

White bathroom suite with electric shower over bath, vanity sink unit and push flush WC, Upvc obscure glass window overlooking the side of the property.

Bedroom 1

10'4" x 14'2"

A large bedroom to the rear of the property with new carpet flooring and Upvc window overlooking the rear garden.

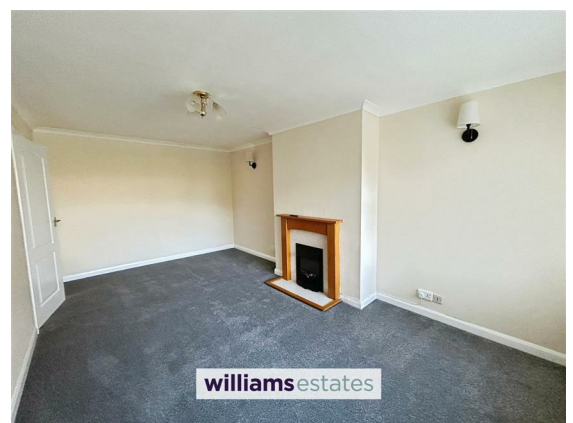
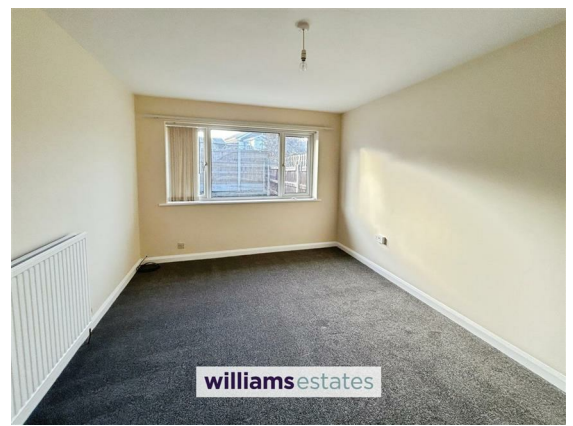
Kitchen

9'6" x 8'11"


Modern wall base and drawer units, stainless steel sink and drainer, electric oven and extractor hood & fridge freezer, Upvc door leading into the rear garden new vinyl flooring.

Outside

A low maintenance enclosed rear garden with flagged patio space, leading to a covered part of the driveway. There is a driveway for parking and lawned area to the front of the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 299399

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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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