



3 Llys Isfryn, Meliden Road, Prestatyn, Denbighshire, LL19 8LT

£210,000

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EPC - C74 Council Tax Band - E Tenure - Freehold

Llys Isfryn, Meliden Road, Prestatyn

3 Bedrooms - House - Terraced

Located on Meliden Road in the charming town of Prestatyn, this delightful three-bedroom barn conversion offers a unique blend of character and modern living. With its stunning feature beams, the property exudes warmth and charm, making it an inviting space for families or first-time buyers alike.

The barn conversion style adds a distinctive touch, creating a home that stands out in the market. Convenience is key, as this property is situated close to local amenities, ensuring that shops, schools, and recreational facilities are just a stone's throw away. The sought-after location enhances the appeal, making it an ideal choice for those looking to settle in a vibrant community.



Accommodation

Via a modern front door with obscure glazed panelling leading into the entrance hallway.

Entrance Hallway

Having a built in store cupboard radiator, stairs to the first floor landing and doors off.

Cloakroom

Comprising of low flush W.C. and a vanity hand wash basin with mixer tap over and partially tiled walls.

Lounge

18'10" x 13'11" (5.75 x 4.25)

Having lighting, power points, radiator, double patio doors onto the side elevation and feature windows to the front and rear elevations.

Kitchen Diner

18'10" x 11'11" (5.75 x 3.64)

Comprising of wall, drawer and base units with worktop surfaces over, integrated oven with four ring hob and extractor fan above, void for washing machine, wall mounted gas central heating boiler, sink and a half drainer with stainless steel mixer tap over, breakfast bar, lighting, power points, radiator, space for dining and glazed feature windows to the front and rear elevations with a feature timber stable door giving access onto the rear garden.



Stairs To The First Floor Landing

Having lighting, Velux window and doors off.

Bedroom One

11'10" x 10'5" (3.63 x 3.18)

Having lighting, power points, radiator, timber framed glazed window to the side elevation and Velux window to the rear.

Dressing Room

8'8" x 7'7" (2.66 x 2.32)

Having lighting, power points and Velux window to the front elevation.



Bedroom Two

11'11" x 8'11" (3.65 x 2.72)

Having lighting, power points, radiator and Velux window to the front elevation.

Bedroom Three

12'0" x 8'11" (3.67 x 2.72)

Having lighting, power points, radiator and Velux window to the rear elevation.

Bathroom

8'3" x 7'5" (2.54 x 2.27)

Comprising of low flush W.C., bath with taps over and wall mounted shower head, vanity hand wash basin with stainless steel mixer tap, lighting, fully tiled walls, wall mounted heated towel rail, extractor fan and Velux window to the front elevation.

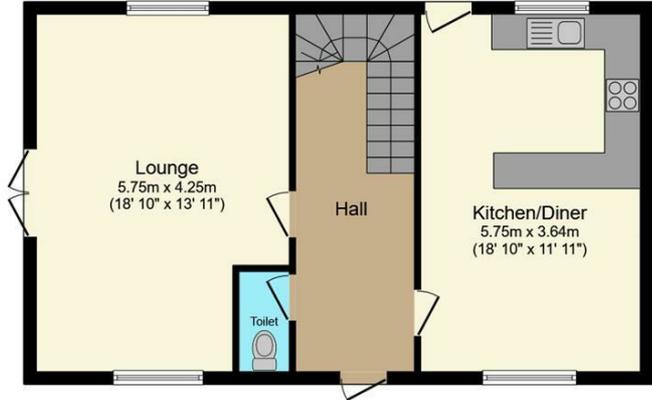
Directions

Continue past our Prestatyn office down Meliden Road for 20 Yards as the road goes into the dip turn right, the turning is found on the first right after Tiny Tots Nursery.

Garage

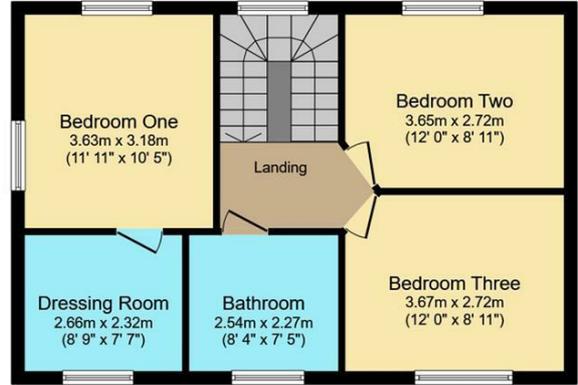
Having lighting, an outside tap and great space for additional storage.





Ground Floor

Floor area 61.3 sq.m. (660 sq.ft.)



First Floor

Floor area 54.9 sq.m. (591 sq.ft.)

Total floor area: 116.2 sq.m. (1,251 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



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			86
(69-80) C		74	
(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	

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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.

