



**91 Meliden Road, Prestatyn,
Denbighshire, LL19 8RL**

£640,000



EPC - D64

Council Tax Band - G **Tenure - Freehold**

SUMMARY

A beautifully presented detached traditional house located in the sought after area of Upper Prestatyn with stunning views towards the North Wales Coastline and Prestatyn Hillside and within walking distance to all local amenities. The spacious accommodation boasts three reception rooms, good sized modern fitted kitchen diner, four double bedrooms, en-suite shower room and family bathroom. Externally having extensive gardens to the rear with a good sized garage and a large area to the front ideal for parking. Tastefully decorated throughout. Viewing highly recommended.



Accommodation

Via a double glazed door leading into the entrance porch.

Entrance Porch

Having ornate coved ceiling, meter cupboard and door leading into the cloak room.

Ground Floor Cloakroom

5'6" x 4'11" (1.70 x 1.52)

Fitted with a low flush W.C., hand wash basin, radiator, fully tiled walls and obscure double glazed window to the side elevation.



Reception Hallway

Having ornate coved ceiling, picture rail, radiator, power and lighting, stairs off to the first floor landing and doors off.

Boiler Room

Having wall mounted gas central heating boiler, lighting, power points and obscure double glazed window to the side elevation.

Dining Room

18'4 into the bay x 13'3 (5.59m into the bay x 4.04m)

Having ornate coved ceiling, picture rail, lighting, power points, radiator, feature fireplace housing a living flame gas fire and double glazed boxed bay window overlooking the front elevation.



Living Room

17'05 x 13'11 (5.31m x 4.24m)

Having ornate coved ceiling, picture rail, lighting, power points, radiator, TV aerial point, feature inset fireplace housing an electric fire and opening leading into conservatory.



Conservatory

16'01 x 13'02 (4.90m x 4.01m)

Having lighting, power points, wall light points, TV aerial point, two radiators, double glazed windows surrounding and double glazed double doors allowing access onto the rear garden.

Kitchen Diner

21'10 max x 14'10 (6.65m max x 4.52m)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, central island in keeping with the kitchen, void for a Range master cooker with extractor hood over, sink and drainer with mixer tap over, partially tiled walls, inset spot lighting, coved ceiling, lighting, ample power points, radiator, double glazed window overlooking the side elevation, double glazed window overlooking the rear elevation enjoying views of the garden and opening leading into the conservatory.





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Stairs Leading To The First Floor Landing
Having a turned staircase, picture rail, radiator, loft hatch access and doors off.

Bedroom One

18'4 x 13'3 (5.59m x 4.04m)

Having ornate coved ceiling, picture rail, radiator, lighting, power points, built in wardrobes and three double glazed windows overlooking the front elevation enjoying the views towards the North Wales Coastline.

Bedroom Two

13'10 x 13'10 (4.22m x 4.22m)

Having ornate coved ceiling, picture rail, lighting, power points, radiator, inset spot lighting and two double glazed windows overlooking the rear elevation enjoying view over the rear garden towards the mountains.

Bathroom

13'4 x 11'1 (4.06m x 3.38m)

Fitted with a four piece suite comprising of a good sized circular panelled bath with mixer tap and telephonic shower head over, shower enclosure, vanity hand wash basin, low flush W.C., tiled walls, electric fan heater, heated towel rail, vinyl flooring, inset spot lighting and two obscure double glazed windows.

Bedroom Three

15'3 x 8'11 (4.65m x 2.72m)

Having picture rail, lighting, power points, radiator, two double glazed windows overlooking the front elevation enjoying views over Prestatyn to the North Wales Coastline and door leading into the en-suite shower room.

En-Suite Shower Room

6'6 max x 5'08 (1.98m max x 1.73m)

Fitted with a shower enclosure with wall mounted shower, low flush W.C., hand wash basin, fully tiled walls, radiator, inset spot lighting, extractor fan and vinyl flooring.

Bedroom Four

12' x 9'6 (3.66m x 2.90m)

Having power points, radiator, inset spot lighting, double glazed window overlooking the side elevation and double glazed window overlooking the rear elevation enjoying views over the rear garden towards the mountains.

Utility

7'1" x 4'11" (2.16 x 1.52)

Having vanity hand wash basin, plumbing for automatic washing machine, lighting and power points.



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Garage

28'10" x 10'7" (8.79 x 3.24)

Having an electric roller shutter door, power and lighting, timber glazed windows to the side and personal door allowing access onto the rear garden.

Outside

The property is approached via a gravelled front garden providing ample parking for several vehicles. Gates either side provide access to the rear garden. The enclosed rear garden being a particular feature of the property having a large paved patio ideal for al fresco dining enjoying a sunny aspect. Steps lead up to an extensive lawned garden with a paved pathway leading to a circular paved area with a variety of plants, shrubs and mature trees, greenhouse having power and water supply, vegetable patch and is bounded by mature hedging.

Directions

Proceed from the Prestatyn office left along Meliden Road and over the mini roundabout. Continue along and the property can be found







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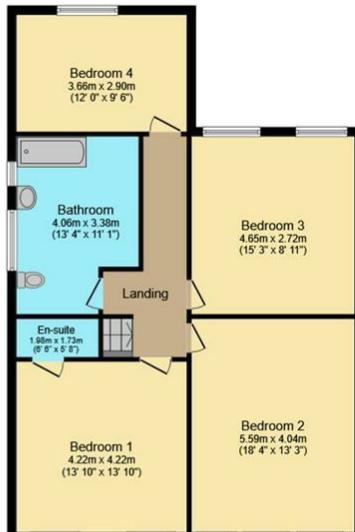
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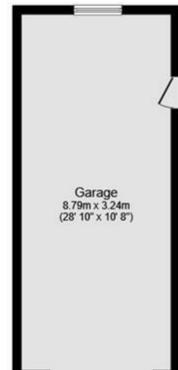
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Ground Floor



First Floor



Garage

Floor area 120.0 m² (1,292 sq.ft.) Floor area 94.5 m² (1,017 sq.ft.) Floor area 32.5 m² (350 sq.ft.)

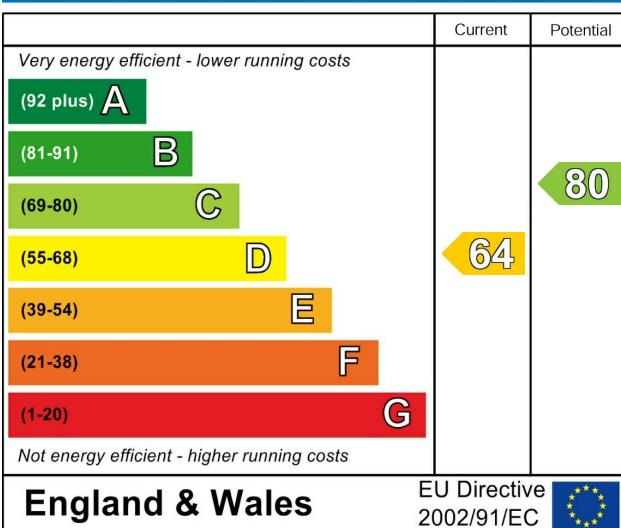
TOTAL: 247.0 m² (2,659 sq.ft.)

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



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