



**3 Meliden Road, Prestatyn,
Denbighshire, LL19 9SB**

£215,000



EPC - D61 Council Tax Band - D Tenure - Freehold

Meliden Road, Prestatyn

3 Bedrooms - House - Detached

This well-presented 3-bedroom detached home is ideally located on Meliden Road, Prestatyn, just a short walk from all local amenities, schools, transport links and walking distance to Prestatyn High Street. The property features a modern kitchen, a spacious lounge, and a master bedroom with en suite. The stylish interior and practical layout make this an ideal family home. Viewings are highly recommended.



Accommodation

Via a timber hardwood front door with obscure glazed panelling leading into:

Entrance Hall

Having lighting, power points, radiator, doors off, stairs to first floor landing, cupboard under the stairs for storage and a timber stable door giving access to the rear garden.

Lounge

19'2" x 11'10" (5.86 x 3.61)

Having lighting, power points, radiator, telephone point, T.V. aerial point, a uPVC double glazed windows onto the front and rear, exposed feature fireplaces, exposed stone, one housing a log burner with complimentary surround and hearth.

Dining Room

11'3" x 9'8" (3.45 x 2.97)

Having lighting, power points, radiator, space for dining, a uPVC double glazed window to the front, exposed stone fireplace and an opening off into the kitchen.

Kitchen

9'11" x 9'5" (3.03 x 2.88)

Comprising of wall drawer and base units with complimentary work tops over, intergraded oven with four ring hob and extractor fan above, partially tiled walls, space for freestanding fridge freezer, belfast sink with stainless steel mixer tap over, uPVC double glazed window onto the rear and an exposed stone fireplace.

Stairs to The First Floor

Having uPVC double glazed window to the rear, lighting, power points, radiator and loft access hatch



Bathroom

9'11" x 9'9" (3.04 x 2.99)

Comprising of low flush W.C., freestanding bath with stainless steel taps over, walk in shower enclosure with wall mounted shower head, hand wash basin with stainless steel mixer tap over, extractor fan, lighting, wall mounted heated towel rail, exposed stone fireplace and a uPVC double glazed obscure window onto the rear.



Bedroom One

12'0" x 10'0" (3.68 x 3.05)

Having lighting, power points, radiator, exposed stone fireplace, uPVC double glazed window to the front, T.V. aerial point and en suite off.

En Suite

7'7" x 3'10" (2.32 x 1.17)

Comprising of low flush W.C., hand wash basin with stainless steel taps over, wall mounted heated towel rail, walk in shower enclosure with a wall mounted shower head, lighting, extractor fan and a uPVC obscure glazed window to the front.



Bedroom Two

11'10" x 9'10" (3.62 x 3.00)

Having lighting, power points, radiator, exposed stone fireplace, T.V. aerial point and a uPVC double glazed window to the front.

Bedroom Three

11'9" x 10'1" (3.59 x 3.08)

Having lighting, power points, radiator, T.V aerial point, exposed stone fireplace and a uPVC double glazed window onto the rear enjoying unspoilt views of Prestatyn hillside.



Outside

Property is approached via wrought iron gate leading onto the front. The front is paved making it of ease and low maintenance, space for storing bins and bound by a stone wall. To the rear can be accessed via a timber gate and the garden enjoys a sunny aspect all day long with a paved area ideal for alfresco dining. Bound by timber fencing on one side and a stone wall on the other. In the rear garden there is an outside utility.

The property has right of vehicular access into the back garden to provide space for off-road parking.

Outside Utility

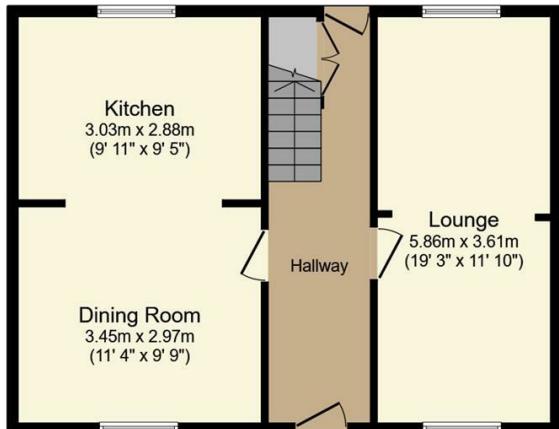
8'0" x 7'7" (2.45 x 2.33)

Ideal space for tumble dryer and washing machine. Having lighting, power points and space for storage.

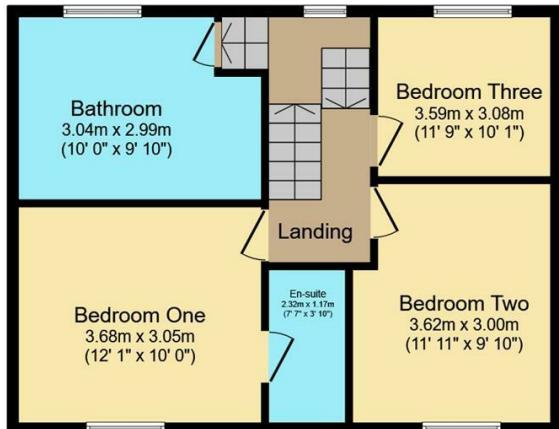


Directions

Turn right from our office and the property can be found on the right hand side.



Ground Floor
Floor area 49.4 sq.m. (532 sq.ft.)



First Floor

Floor area 49.4 sq.m. (532 sq.ft.)

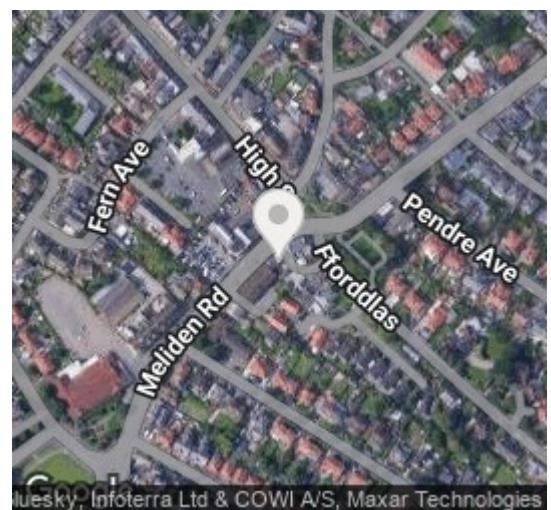
Total floor area: 98.9 sq.m. (1,064 sq.ft.)

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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