

**10 Tan Y Maes, Meliden, Denbighshire,
LL19 8RA**

Offers In The Region Of £220,000



EPC - D67 Council Tax Band - D Tenure - Freehold

Tan Y Maes, Meliden

3 Bedrooms - Bungalow - Detached

A spacious detached bungalow located in the picturesque village of Meliden and situated in a cul-de-sac position. The accommodation briefly comprises of living room, dining area, modern fitted kitchen diner, shower room and three double bedrooms. To the outside landscaped gardens to the front, side and rear with ample off street parking and has the added benefit of ample storage underneath the property. The property benefits from having double glazing and gas fired central heating. Available with no onward chain.



Accommodation

Via a double glazed door leading into the entrance hallway.

Entrance Hallway

Having radiator, power and lighting, loft hatch access, cupboard housing the central heating boiler and providing ample storage and doors off.

Kitchen Diner

18'7 x 11'2 (5.66m x 3.40m)

Fitted with a range of wall drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, part tiled walls, built in oven and four ring gas hob with extractor hood over, coved ceiling, inset spot lighting, tiled flooring, radiator, ample power points, double glazed window overlooking the front elevation and double glazed door allowing access to the side elevation.



Living Room

15'7 x 10'5 (4.75m x 3.18m)

Having coved ceiling, radiator, power and lighting, TV aerial point, telephone socket, wall light points, double glazed window overlooking the rear elevation distant sea views over the roof tops and opening leading into the dining area.

Dining Area

8'11 x 7'4 (2.72m x 2.24m)

Having coved ceiling, radiator, power and lighting and wall mounted gas heater.

Shower Room

5'11 x 5'6 (1.80m x 1.68m)

Fitted with shower enclosure with wall mounted shower, pedestal hand wash basin, low flush W.C., heated towel rail, fully tiled walls, coved ceiling and obscure double window.



Bedroom One

11'10 x 10'11 (3.61m x 3.33m)

Having coved ceiling, power and lighting, TV aerial point, radiator and double glazed window overlooking the front elevation.

Bedroom Two

11'10 x 10'11 (3.61m x 3.33m)

Having coved ceiling, radiator, power and lighting, TV aerial point and double glazed window overlooking the front elevation.

Bedroom Three

8'10 x 8'9 (2.69m x 2.67m)

Having coved ceiling, radiator, power and lighting, TV aerial point and double glazed window overlooking the side elevation.

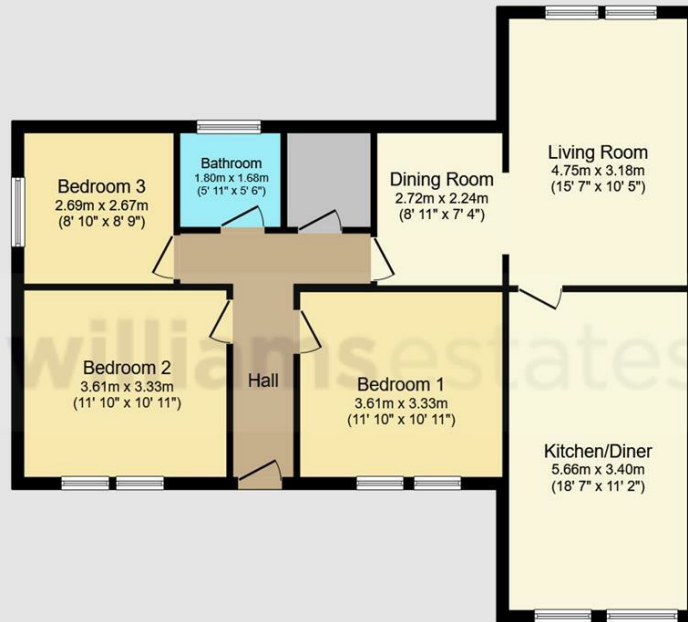
Outside

The property is approached via a large timber gate allowing access onto the blocked paved driveway providing ample off street parking and is bound by walling. The garden to the front, side and rear being landscaped for ease of maintenance and bound by walling. Storage beneath the property has power and lighting, radiator and six good sized storage areas, one being used as a workshop and plumbing for washing machine.

Directions

Proceed from Prestatyn office left to the roundabout. Take the first exit off and continue along Meldien Road. On entering Meliden take the second left turning onto Ffordd Tanrallt, by Chemist, continue up the road taking the first right turning onto Pen y Maes. Continue along towards the end where Tan y Maes can be found on the right hand side and the bungalow is at the end of the cul-de-sac.





Floor Plan
Floor area 86.1 m² (927 sq.ft.)

TOTAL: 86.1 m² (927 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		85
(69-80) C		
(55-68) D	67	
(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.

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