

## 131 Meliden Road, Meliden, Denbighshire LL19 8LY

£350,000

 2  2  1

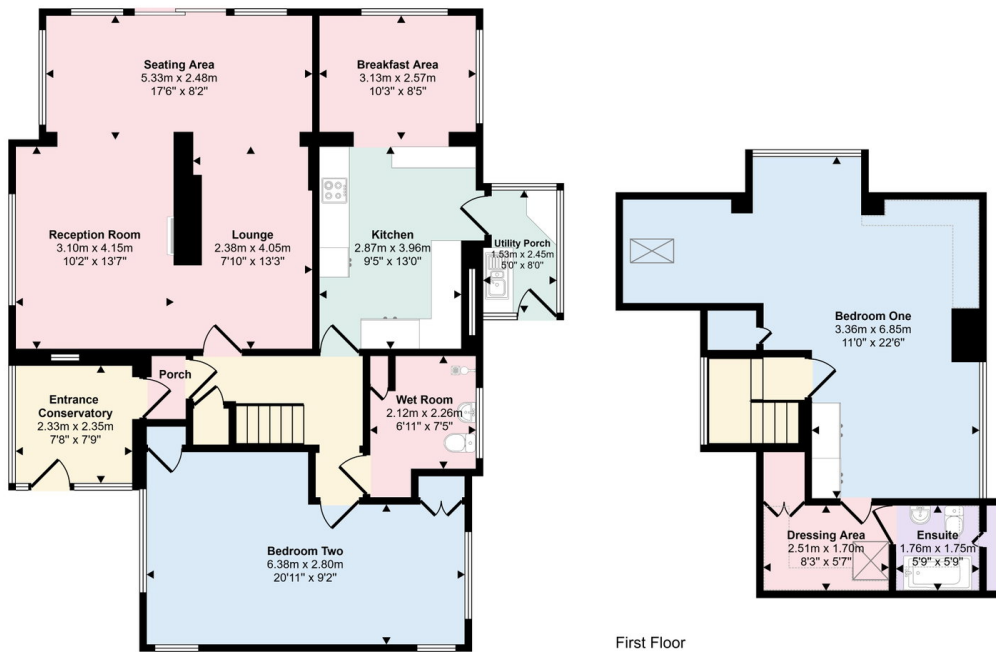


**NO FORWARD CHAIN** - This detached two bedroom dormer bungalow stands in an elevated position within the village of Meliden. Having vehicular access to the rear of the property with a driveway and Detached Garage. The wrap around gardens and spacious lounge take full advantage of the superb views towards the coast from the front elevation with the Golf Course and Hillside to the rear. **DIRECTIONS** From Prestatyn proceed into the village of Meliden, passing the entrance to the Golf Course the property will be seen in an elevated position on the left hand side. Take the first left onto Manod Road and left again into Glasfryn Avenue, proceed along the entrance to the rear Driveway.

## Key Features

- NO FORWARD CHAIN
- DETACHED 2 BED DORMER BUNGALOW
- VEHICLE ACCESS TO REAR
- DRIVEWAY & GARAGE
- SPACIOUS LOUNGE
- STUNNING VIEWS
- KITCHEN WITH DINING AREA
- ENSUITE & SHOWER ROOM
- FREEHOLD
- COUNCIL TAX - F EPC - D

Approx Gross Internal Area  
157 sq m / 1685 sq ft



Ground Floor  
Approx 110 sq m / 1189 sq ft

First Floor  
Approx 46 sq m / 495 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out to for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate agents having carried out a walk through inspection. These sales particulars are prepared under the consumer regulations 2008 and are governed by the business from misleading marketing regulations 2008.