



**86 Meliden Road, Prestatyn,
Denbighshire, LL19 8RH**

£499,950

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EPC - F27

Council Tax Band - G

Tenure - Freehold

Meliden Road, Prestatyn

6 Bedrooms - House - Detached

An excellent opportunity to acquire a six bedroom detached family home, situated within a prestigious area within the town of Prestatyn. Retaining many original period characters throughout, the property comprises six bedrooms, three reception rooms, kitchen, family bathroom and shower room. Situated on a much larger than average sized plot, with a generous sized rear garden, with ample space for off-road parking for multiple vehicles. Internal viewing is highly recommended to fully appreciate! EPC Rating F 22.



Porch

An open canopy porch, having tiled flooring and leading up to the accommodation.

Accommodation

via a feature timber framed front door, with partial stain glass glazing and lead detail, leading into the;

Entrance Hallway

24'7" x 6'4" (7.49 x 1.93)

Being spacious, having spindle balustrade stairs leading to the first floor, lighting, coved ceiling, picture rails, door to the cellar and doors off to further accommodation.

Sitting Room

15'1" x 14'8" (4.60 x 4.47)

Having lighting, power points, radiator, coved ceiling, picture rail, feature fireplace with cast iron inset housing a living flame gas fire and a sash bay window onto the front elevation.

Living Room

19'4" x 13'5" (5.89 x 4.09)

Having lighting, power points, radiator, coved ceiling, picture rail, character period fireplace with living flame gas fire, sash bay window onto the front elevation, window onto the side elevation and a door off into the;

Study

8'1" x 6'7" (2.46 x 2.01)

Having lighting, power, picture rail and a sash window onto the rear elevation.

Cloakroom

6'7" x 4'10" (2.01 x 1.47)

Ideal for storage, having a W.C., hand-wash basin, plumbing/vent for a washing machine/tumble dryer, storage cupboards, lighting, power points and a radiator.

Dining Room

14'5" x 12'7" (4.39 x 3.84)

Having a feature fireplace housing a living flame gas fire, coved ceiling, lighting, power points, radiator, picture rail and a sash bay window onto the rear elevation.

Kitchen

12'1" x 11'8" (3.68 x 3.56)

Comprising bespoke wall and base units with solid wood worktops over, lighting, power points, radiator, inset Belfast sink, central island, exposed brick chimney breast housing a range cooker, void for a dishwasher, space for a fridge/freezer, exposed beams, quarry tiled flooring, window onto the side elevation and a timber stable door giving access to the rear garden.

Stairs to First Floor Half Landing

Giving access to the Family Bathroom, further stairs off and access to the fire escape.



Family Bathroom

11'8" x 8'9" (3.56 x 2.67 (3.55 x 2.66))

A modern three piece suite, comprising low flush W.C., freestanding roll top bath with mixer tap and shower attachment over, pedestal hand-wash basin, exposed timber flooring, lighting, chrome heated towel rail, inbuilt cupboard housing the boiler and a window onto the side elevation.

First Floor Landing

Having lighting, feature window onto the front elevation, spindle balustrade stairs leading to the second floor and doors off.

Bedroom One

14'6" x 13'7" (4.42 x 4.14)

Having lighting, power points, radiator, feature fireplace, picture rail and a sash window onto the front elevation enjoying views of the front garden and hillside.

Bedroom Two

13'1" x 9'7" (3.99 x 2.92)

Having lighting, power points, radiator, feature fireplace, picture rail, sash window onto the front elevation enjoying views of the front garden and hillside, inbuilt cupboard for storage and an en-suite off.

En-suite

8'1" x 3'9" (2.46 x 1.14)

Comprising walk-in shower enclosure with wall mounted shower, low flush W.C., hand-wash basin, lighting and a window onto the side elevation.

Bedroom Three

12'9" x 11'0" (3.89 x 3.35)

Having lighting, power points, radiator, pine fitted wardrobes and a window onto the rear elevation, enjoying views of the North Wales coastline.

Bedroom Four

13'7" x 11'2" (4.14 x 3.40)

Having lighting, power points, radiator, hand-wash basin with taps over and a window onto the rear elevation enjoying views out towards the North Wales Coastline.

Stairs to the Second Floor Landing

Having lighting, eaves storage, doors off and a Velux window onto the rear, enjoying unspoilt views of the North Wales coastline.

Bedroom Five

12'10" x 11'1" (3.91 x 3.38)

Having lighting, power points, fitted wardrobes and two Velux windows onto the rear elevation enjoying views of the North Wales Coastline.

Bedroom Six

15'3" x 9'10" (4.65 x 3.00 (4.64 x 2.99))

Having lighting, power points, inbuilt cupboard for storage and a Velux window onto the rear elevation.

Shower Room

6'8" x 6'0" (2.03 x 1.83)

Comprising low flush W.C., hand-wash basin, walk-in shower enclosure with wall mounted shower and a Velux window onto the rear elevation.

Outside

The property is approached via a larger than average block paved extended driveway, which is of ease and low maintenance, leading up to the accommodation. The front garden is mainly laid to lawn, having a variety of flowering shrubs and plants, with mature hedging borders.

The block paving leads down the side of the property, towards the detached garage and giving access to the rear garden.

To the rear, the garden enjoys a peaceful and sunny aspect, being mainly laid to lawn with areas ideal for alfresco dining. Having a variety of flowering fruit trees, mature plants and shrubs.





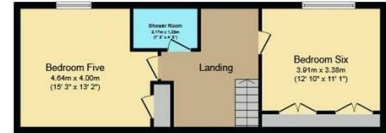
Ground Floor

Floor area 115.6 sq.m. (1,244 sq.ft.) approx



First Floor

Floor area 116.6 sq.m. (1,255 sq.ft.) approx



Second Floor

Floor area 48.6 sq.m. (523 sq.ft.) approx

Total floor area 280.8 sq.m. (3,022 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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		71
(55-68) D		
(39-54) E		
(21-38) F	27	
(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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