



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>39-54 <b>E</b></p> <p>21-38 <b>F</b></p> <p>1-10 <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>92-100 <b>A</b></p> <p>75-91 <b>B</b></p> <p>55-74 <b>C</b></p> <p>39-54 <b>D</b></p> <p>21-38 <b>E</b></p> <p>1-10 <b>F</b></p> <p>1-10 <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

**COUNCIL TAX BAND**

Tax band E

**TENURE**

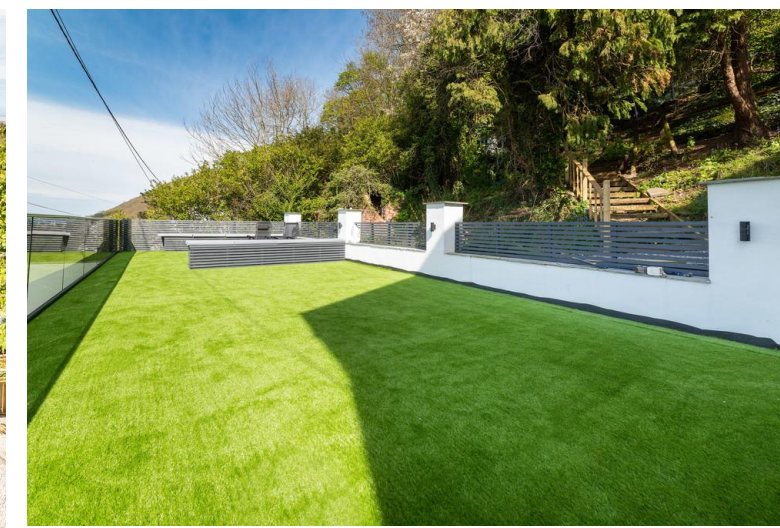
Freehold

**LOCAL AUTHORITY**

Denbighshire County Council

**DATE:**

27th April 2021  
Reviewed 25/5/21  
Reviewed 30/06/21  
Reviewed 02/07/21  
Reviewed 06/09/2021



Tan Y Bryn, Tan Yr Allt, Meliden, Denbighshire,  
LL19 8PT

£540,000

- STUNNING VIEWS
- FIVE BEDROOMS
- STYLISH & MODERN ACCOMMODATION
- THREE STOREY HOUSE

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

Situated in a slightly elevated position is this outstanding modern detached five bedroom house with accommodation arranged over three floors. The property affords spacious modern living accommodation with three double bedrooms and family bathroom to the ground floor, open plan living accommodation with fitted kitchen and dining area with Terrace off, enjoying superb panoramic views towards the coast and Snowdonia with the additional benefit of a cloakroom and utility room. The Master Suite is situated to the second floor with a feature floor to ceiling window taking full advantage of the outstanding view with a Dressing room and Ensuite bathroom. The property affords oil fired heating, Car Port for four vehicles and elevated gardens with outside Storage. There is also the addition of a Cabin which is situated in a wooded area of the garden and is currently used as a holiday let and yields a good income.

Double doors with glazed side panels into **ENTRANCE PORCH** with porcelain tiled floor and charcoal grey Entrance Door into:-

## HALLWAY

16' 7" x 5' 6" (5.08m x 1.70m) With a continuation of the porcelain tiled floor, radiator, power points and inset spotlighting.

## BEDROOM TWO

13' 3" x 10' 11" (4.06m x 3.33m) With a double glazed window to the side elevation, radiator, inset spotlighting and a colour changing led ceiling light.

## BEDROOM THREE

14' 9" x 11' 4" (4.50m x 3.47m) With a window to the front elevation enjoying superb panoramic views towards the coast, vertical wall radiator, power points and inset spotlighting.

## BEDROOM FOUR

12' 9" x 10' 9" (3.89m x 3.30m) With a double glazed window to the front elevation enjoying superb panoramic views towards the coast, vertical wall radiator, power points and inset spotlighting.

## BATHROOM

10' 10" x 8' 9" (3.32m x 2.67m) Having a four piece suite comprising a purpose built shower cubicle with rainfall shower head, free standing bath with mixer tap, low flush w.c., his and hers circular wash hand basins, wall mounted heated towel rail, built-in shelving, slate tiled floor and window to the side elevation.

From the Hallway is an open tread staircase with glass balustrade leading to the First Floor Accommodation:-

## OPEN PLAN LIVING/KITCHEN DINNER

## LIVING ROOM AREA

14' 5" x 11' 10" (4.41m x 3.63m) Enjoying floor to ceiling window with panoramic views towards the coast, inset spotlighting and porcelain tiled floor.

## KITCHEN/DINER

18' 6" x 14' 7" (5.66m x 4.45m) Having a range of grey fronted modern floor to ceiling units with two built-in double ovens, integrated fridge freezer, useful pantry rack, feature central island with two built-in wine coolers, pan drawers and cupboards with marble worktop over and inset sink with mixer tap over, induction hob with convector over built in to a colour changing led ceiling light, continuation of the porcelain tiled floor, feature slate room divider with built-in fish tank, bifold double glazed doors with inset blinds giving access to a BALCONY to the side elevation, vertical wall radiator and inset lighting.

## UTILITY ROOM

11' 6" x 4' 10" (3.53m x 1.49m) Having a range of fitted units with worktop surface over with inset sink with boiling water tap, plumbing installed for dishwasher and an automatic washing machine, wall mounted cupboard, space for fridge freezer and window to the rear elevation.

## CLOAKROOM

5' 5" x 3' 4" (1.67m x 1.04m) Having a low flush w.c., wash hand basin set into vanity unit with storage beneath, continuation of the tiled floor and a obscure glazed window.

## BEDROOM FIVE/STUDY

10' 10" x 9' 4" (3.32m x 2.85m) With window to the side elevation, power points, radiator and inset spotlighting.

Open tread staircase with glass balustrade leads up to the Second Floor **MASTER SUITE**:-

## L-SHAPED MASTER BEDROOM

24' 1" x 21' 9" (7.35m x 6.64m) maximum. Having a floor to ceiling feature picture window with stunning panoramic views towards the coast, 'Velux' window, radiator, power points and double glazed window to the rear.

## ENSUITE

11' 0" x 9' 1" (3.36m x 2.77m) Having a copper free standing bath with mixer tap, low flush w.c., his and her glass circular wash hand basins, copper effect wall mounted heated towel rail, inset spotlighting and glass window taking advantage of the stunning view.

## DRESSING ROOM

24' 2" x 9' 6" (7.37m x 2.92m) With 'Velux' window, radiator, power points and window to the rear.



## OUTSIDE

The property benefits from an extensive CAR PORT which provides off road parking for four vehicles with steps leading up to the front entrance with slate chip gravelled areas for ease of maintenance. There is a detached OUTBUILDING with up and over door and personnel door which leads to an enclosed paved area which would be ideal for a dog pond with a staircase rising up to a Terrace. Over the car port is a garden area with artificial grass with glass balustrade where the superb panoramic views towards Snowdonia and the coast can be enjoyed. To the rear of the property there are steps leading up to a CABIN which is currently used as a holiday let which leads a good income. It backs on to an elevated woodland area with a variety of trees.

## SERVICES

Mains electric, and water are believed available or connected to the property with drainage by way of septic tank and oil fired heating.

## DIRECTIONS

From the Prestatyn office turn left onto Meliden Road and at the mini roundabout continue straight across and proceed into the village of Meliden turning left onto Ffordd Tanrallt which is just before the pedestrian crossing, continue under the old railway bridge and take the left fork in the road and the property will be seen on the right hand side.

