



6 Llwyn Mesen | Meliden | LL19 8NS

OFFERS OVER £170,000

This three bedroom semi detached house is situated in a village location and has a lounge/diner with archway to kitchen and a conservatory to the rear. The property has an ensuite facility to the main bedroom, off road parking and with a good size garden to the rear it is suitable to the family buyer.

- FAMILY HOME
- VILLAGE LOCATON
- CONSERVATORY
- GOOD SIZE GARDEN
- ENSUITE TO THE MAIN BEDROOM

DOUBLE GLAZED ENTRANCE DOOR INTO RECEPTION

HALL 5' 8" x 4' 7" (1.74m x 1.40m)

LOUNGE

16' 7" x 13' 2" (5.06m x 4.02m) With a feature fireplace, radiator, power points, laminated flooring and a double glazed window to the front elevation. Open archway into:-

DINING AREA

9' 10" x 7' 1" (3.01m x 2.18m) With a continuation of the laminated flooring, radiator and double glazed door leading into:-

CONSERVATORY

11' 8" x 10' 9" (3.56m x 3.29m) Enjoying an outlook over the rear garden with 'French' doors giving access to the rear, radiator and power points.

Archway from the dining area into:- **KITCHEN**

9' 10" x 8' 10" (3.00m x 2.70m) With a range of light oak fitted base cupboards and wall units, stainless steel sink, built-in oven and a four ring gas hob with extractor hood over, plumbing for automatic washing machine, wall mounted gas fired boiler serving the domestic hot water and heating system, outlook over the rear garden.

Stairs from the Reception Hall lead to the First Floor Accommodation and Landing with a linen storage cupboard.

BEDROOM ONE

13' 1" x 9' 9" (3.99m x 2.98m) Having an outlook over the front of the property with views towards the Orme, radiator and power points.

ENSUITE

9' 9" x 3' 2" (2.99m x 0.99m) Having a purpose built shower cubicle, wash hand basin, low flush w.c. and part tiled walls.

BEDROOM TWO

9' 10" x 9' 4" (3.00m x 2.87m) With radiator, power points, double glazed window overlooking the rear garden with views towards the Hillside of Prestatyn.

BEDROOM THREE

7' 6" x 6' 4" (2.29m x 1.95m) With radiator, power points and window to the front elevation.

BATHROOM

6' 3" x 5' 10" (1.91m x 1.79m) Having a three piece suite in white with panelled bath, pedestal wash hand basin, low flush w.c., part tiled walls and radiator.

OUTSIDE

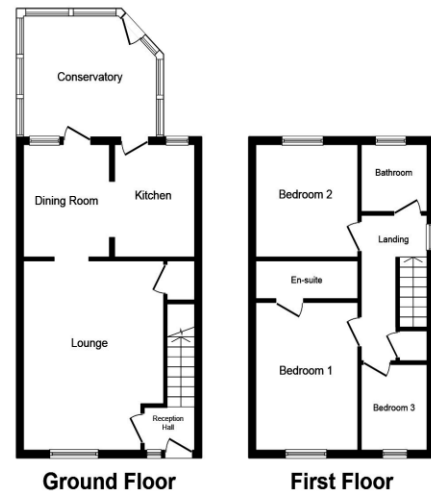
Having a concrete driveway providing off road parking with a lawn garden to the front. The established rear gardens have paved patio seating areas with lawn adjoining with floral borders, a timber SUMMER HOUSE and small greenhouse, timber fencing affords privacy.

SERVICES

Mains electric, gas and drainage are believed available or connected to the property with water by way of a meter. All services and appliances are not tested by the Selling Agent.

DIRECTIONS

From the Prestatyn office turn left onto Meliden Road and proceed over the mini roundabout and continue into the village of Meliden passing the Chemist on your left take the next right into Llwyn Mesen and the property will be found by way of a For Sale sign.



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

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

COUNCIL TAX BAND

Tax band: C

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE

23/10/2021

Contact Details

19 Meliden Road, Prestatyn, Denbighshire, LL19 9SD

www.peterlarge.com

01745 888100

prestatyn@peterlarge.com

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

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