



DESCRIPTION

This well presented semi detached family home is located in a popular location within walking distance of Inns, convenience store, primary school and a Gym. The property affords lounge, modern kitchen/diner, three bedrooms and a family bathroom. Having gas fired heating, a large driveway and a useful Hobbies Room/Workshop which was previously a garage. The property is well worth inspection to be fully appreciated.

uPVC and double glazed Entrance Door with side panel into:-

ENTRANCE HALL

14' 2" x 5' 10" (4.32m x 1.79m) With power points, double panelled radiator, cupboard housing the meters and an under stairs storage area.

LOUNGE

13' 7" x 11' 5" (4.15m x 3.49m) With uPVC double glazed window to the front elevation, slate hearth and chimney breast, vertical radiator and power points.

KITCHEN/DINER

17' 8" x 9' 4" (5.41m x 2.86m) Having a range of modern high gloss fronted base cupboards and drawers in cashmere with wood block worktop surface over, matching wall units, built-in electric

oven and grill with a four ring gas hob, single drainer stainless steel sink with mixer tap over, integrated dishwasher with matching front décor panel, cupboard housing a wall mounted gas fired boiler serving the domestic hot water and heating system, uPVC double glazed window to both the side and rear elevations, uPVC double glazed door giving access to the rear garden. To the dining area there is vertical radiator and double glazed sliding patio doors giving an outlook and access to the rear garden.

Stairs from the Entrance Hall lead up to the First Floor Accommodation and Landing with a uPVC double glazed window, loft access point and power point.

BEDROOM ONE

11' 2" x 9' 11" (3.42m x 3.04m) With a uPVC double glazed window to the rear elevation, radiator, power point and two built-in wardrobes.

BEDROOM TWO

9' 11" x 9' 10" (3.03m x 3.00m) With a uPVC double glazed window to the front elevation, radiator, power points and a built-in wardrobe.

BEDROOM THREE

7' 6" x 6' 7" (2.29m x 2.01m) With a uPVC double glazed window to the rear elevation, radiator and power point.

BATHROOM

7' 5" x 6' 8" (2.28m x 2.05m) Having a three piece suite in white comprising tongue and groove panelled bath with rainfall shower over and splash screen, pedestal wash hand basin, low flush w.c., chrome heated towel rail, part tiled walls and obscure glazed window.

OUTSIDE

The property is approached over a long concrete driveway which leads to the rear of the property providing excellent off road parking and turning point. The garden to the front is laid to lawn with a slate gravel chipped parking bay. The rear garden is also laid to lawn with steps leading up to a raised seating area giving access to the kitchen/diner. There is a multi purpose HOBBIES ROOM/WORKSHOP having power and light installed which was previously used as a GARAGE with double doors still in place.

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 and at the mini roundabout continue straight across, proceed into the village of Meliden passing the golf course on the left, turn right onto Ffordd Talargoch passing the Saints Gym and turn left onto Ffordd Penrhwyfya where the property will be seen on the left hand side by way of a 'For Sale' sign.

