

williams estates



**24 Ffordd Talargoch, Meliden,
Denbighshire, LL19 8NP**

£125,000

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EPC - E43 Council Tax Band - C Tenure - Freehold

Ffordd Talargoch, Meliden

2 Bedrooms - House - Terraced

Video Tour Available! Attention First Time Buyers. Available with Vacant Possession and No Onward Chain. This terraced house is situated in the sought after village of Meliden, comprising of two bedrooms, living room, kitchen, dining room (potentially could be used as a further bedroom) and bathroom. Benefitting from uPVC double glazing, unspoilt views of Prestatyn / Meliden hillside, close to all local amenities, bus routes and a short drive into the thriving seaside town of Prestatyn. Potential to also park a small vehicle to the front. Internal viewing is highly recommended to fully appreciate. EPC Rating E 43.

Accommodation

via a uPVC double glazed door, leading into the;

Entrance Porch

3'11" x 3'0"

Having lighting and a timber framed single glazed obscure door leading into the;

Entrance Hallway

13'11" x 6'11"

Having lighting, wall mounted electric storage heater, cupboard under the stairs for storage, stairs to the first floor landing and doors off.

Living Room

16'5" x 10'6"

Having lighting, power points, telephone point, wall mounted electric storage heater, electric fireplace with complementary surround and hearth and uPVC double glazed windows onto the front and side elevations, enjoying stunning views of the Prestatyn / Meliden hillside

Kitchen

11'9" x 6'9"

Comprising of wall, drawer and base units with a complementary worktop over, integrated electric oven with four ring electric hob and a stainless steel extractor hood over, stainless steel sink and drainer with a stainless steel mixer tap over, lighting, power points, partially tiled walls, void for under the counter washing machine/dishwasher, void for a free standing fridge/freezer, uPVC double glazed window onto the side and doors off.

Dining Room

11'10" x 10'7"

Potential to be used as a further bedroom, having lighting, power points, wall mounted electric storage heater, wall mounted electrics and two uPVC double glazed windows onto the side elevation.

Rear Porch

Accessed from the kitchen, having tiled flooring and a uPVC double glazed door giving access to the rear.

Stairs to the First Floor Landing

The landing is of a good size, having lighting, loft access hatch, wall mounted electric storage heater, uPVC double glazed window onto the front with unspoilt views of the Prestatyn / Meliden hillside and doors off.

Bedroom One

13'9" x 10'6"

Having lighting, power points, T.V. aerial point and a uPVC double glazed window onto the side elevation.

Bedroom Two

11'8" x 10'6"

Having lighting, power points and a uPVC double glazed window onto the side elevation.

Bathroom

8'9" x 6'9"

Comprising of a low flush w.c., vanity hand-wash basin, bath with stainless steel taps over and a wall mounted shower head above, lighting, wall mounted heated towel rail, inbuilt airing cupboard housing the hot water tank and a uPVC double glazed obscure window onto the side elevation.

Outside

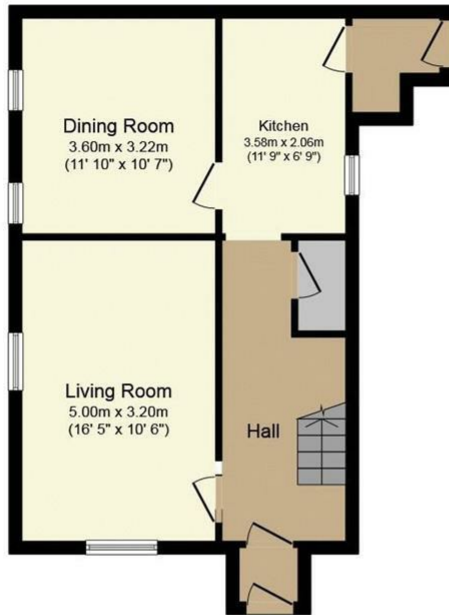
The property is approached via a stone gravelled pathway, where to the front there is potential for a vehicle to be parked.

To the rear, there is a communal pathway leading to the rear garden area. The rear garden area is peaceful and enjoys sunny aspect, housing a breeze block built store.

Directions

Proceed from the Prestatyn office to the mini roundabout taking the first turning onto Meliden Road. Continue along entering the village of Meliden where this property can be found on the right hand side.





Ground Floor

Floor area 49.7 sq.m. (535 sq.ft.) approx



First Floor

Floor area 47.6 sq.m. (512 sq.ft.) approx

Total floor area 97.3 sq.m. (1,047 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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