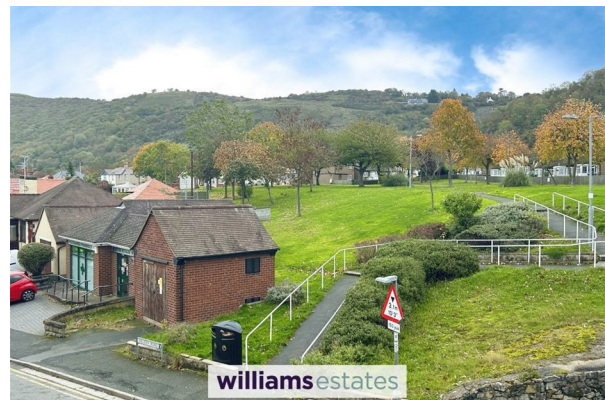


# williams estates



**2 Cwrt Seion Ffordd Tanrallt, Meliden,  
Denbighshire, LL19 8PZ**

**£135,000**

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**EPC - C70 Council Tax Band - C Tenure - Leasehold**

# Ffordd Tanrallt, Meliden

## 2 Bedrooms - Flat

A perfect investment opportunity or for your very first home! A spacious two bedroom first floor apartment, situated within the popular village of Meliden. Enjoying views of the hillside to the front and far reaching views towards the North Wales coastline. The flat itself has undergone a refurbishment with brand new carpets, newly fitted bathroom and been decorated throughout. Added benefits include a parking space to the rear, close to all local amenities and a short walk into the town of Prestatyn. Internal viewing is highly recommended. EPC Rating C 70.

### Accommodation

via a double glazed door, leading into the entrance hallway.

### Entrance Hallway

Having lighting, power points and stairs leading up to the First Floor, with doors off to accommodation.

### Bedroom One

10'10" x 10'7"

Having lighting, power points, radiator, T.V. aerial point and a double glazed window onto the front elevation enjoying views of the hillside and coastline.

### Bedroom Two

8'9" x 7'10"

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

### Shower Room

6'3" x 10'5"

Being recently fitted and tastefully decorated, having low flush W.C., vanity hand wash basin with mixer tap over, walk-in double shower with rainforest and telephonic shower head above, lighting, extractor fan, and radiator.

### Living Room

16'7" x 10'10"

Having lighting, power points, radiator, telephone point, T.V. aerial point, double glazed box bay window onto the front elevation enjoying views of the hillside and opening into the;

### Kitchen/Diner

11'11" x 10'6"

Comprising wall, drawer and base units with worktops over, single drainer sink with mixer taps over, void and plumbing for washing machine and dryer, void for freestanding fridge freezer, void for freestanding cooker/oven with extractor hood over, vinyl flooring, radiator, power points, and lighting with inset spotlights.

### Outside

The property is approached via steps leading to the front door. To the rear of the property there is allocated parking providing off street parking.

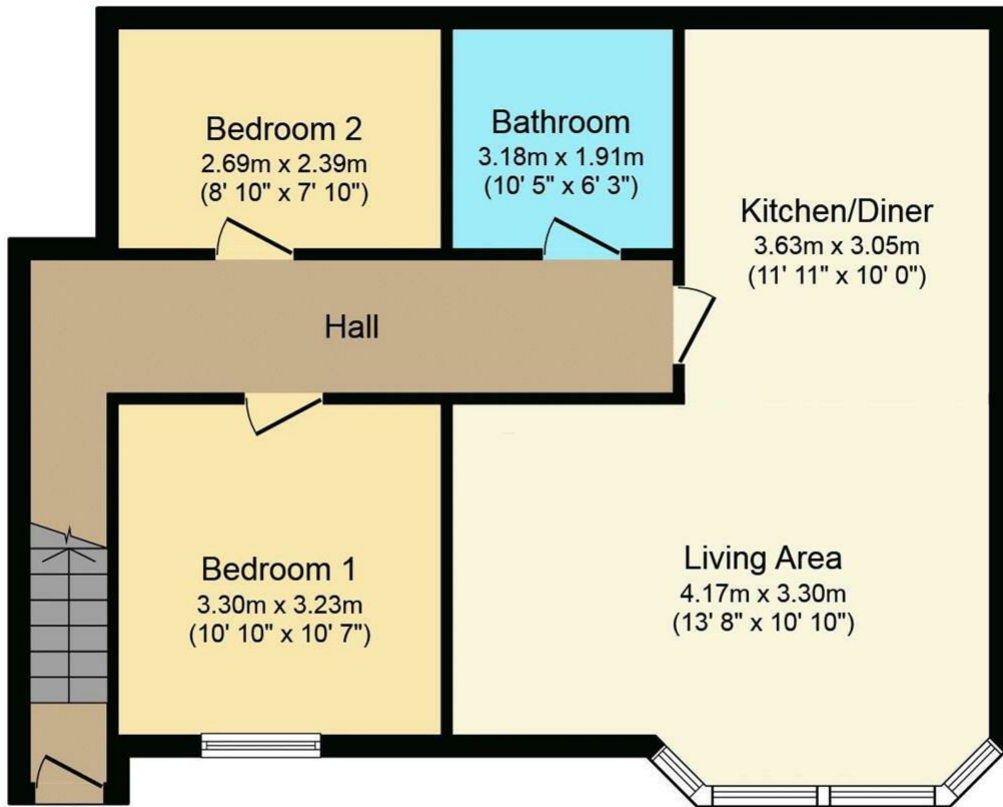
### Directions

Proceed left from our Prestatyn office and continue to Meliden. The property can be seen on the left hand side just after the pedestrian crossing. Parking to the property can be found if you turn left at the chemist turning right into the car park to the rear of the property.

### Notes

The property is leasehold.  
999 year lease commencing from the 26th September 1994 with ground rent £50.





**Floor Plan**

Total floor area 67.0 m<sup>2</sup> (721 sq.ft.) approx

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

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
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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.