



**35 Melyd Avenue, Prestatyn,
Denbighshire, LL19 8RN**

£242,500



EPC - null

Council Tax Band - D

Tenure - Freehold

Melyd Avenue, Prestatyn

3 Bedrooms - House - Semi-Detached

Situated on the sought after Melyd Avenue development, this property simply must be viewed! Being beautifully presented throughout, comprising three bedrooms, living room, kitchen/diner, sunroom area, bathroom and cloakroom. Benefits include off-road parking, private rear garden that enjoys views of the fields beyond, close to all local amenities, central heating and uPVC double glazing. EPC Rating C75.



Accommodation

via a modern composite door, leading into the;

Entrance Hall

Having lighting, cloakroom off and door off.

Cloakroom

6'8" x 2'11"

Comprising low flush W.C., hand-wash basin with tiled splash-back, lighting and a uPVC double glazed obscure window onto the front elevation.

Living Room

15'9" x 13'8"

Having lighting, power points, radiator, telephone point, T.V. aerial point, stairs to the first floor landing, uPVC double glazed window onto the front elevation and a door off into the;

Kitchen/Diner

15'9" x 10'1"

Comprising wall, drawer and base units with a worktop over, space for dining, integrated oven with hob above and an extractor fan over, stainless steel sink and drainer with a telephonic mixer tap over, integrated dishwasher, integrated fridge/freezer, partially tiled walls, lighting, power points, uPVC double glazed window onto the rear elevation and an opening into the;

Sunroom Area

7'3" x 5'7"

Excellent seating area, with uPVC double glazed units surround and a bi-folding door giving access to the rear garden.

Stairs to the First Floor Landing

Having lighting, loft access hatch, power points, inbuilt cupboard for storage and doors off.

Bedroom One

11'10" x 9'4"

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



Bedroom Two

11'4" x 9'1"

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

Bedroom Three

9'1" x 6'10"

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

Bathroom

6'9" x 6'3"

Comprising low flush W.C., hand-wash basin, bath with taps over and a wall mounted shower head, wall mounted heated towel rail, tiled walling, tiled floors, lighting and a uPVC double glazed obscure window onto the rear elevation.

Garage

16'5" x 9'0"

Having lighting, wall mounted electrics, an excellent storage space and a roller shutter door.

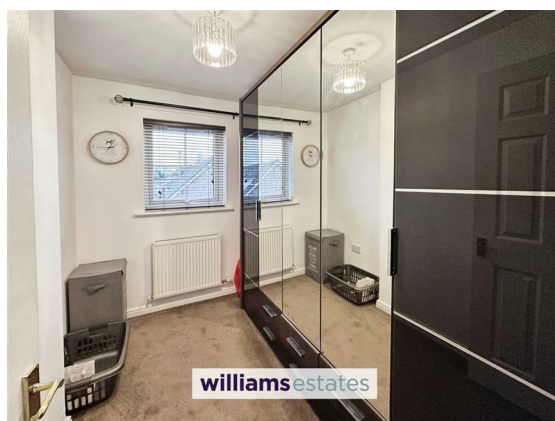
Outside

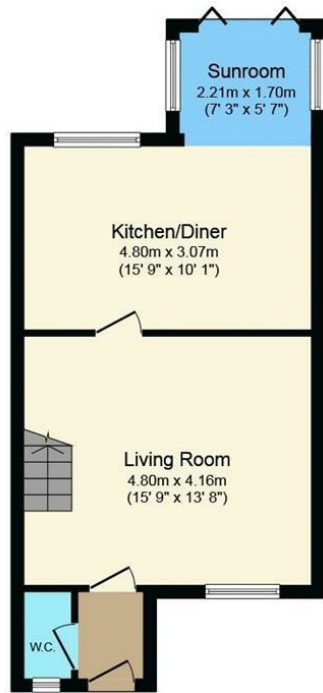
The property is approached via a driveway, providing space for off-road parking, with the front garden being of ease and low maintenance as it is laid to slate chippings. Timber gates to the side elevation then provide access to the rear garden.

The rear garden enjoys a sunny and peaceful/private aspect, with an area that is laid to lawn, area that is paved and ideal for alfresco dining and a further area that can be found at the top of the garden that enjoys unspoilt views of the fields beyond.

Directions

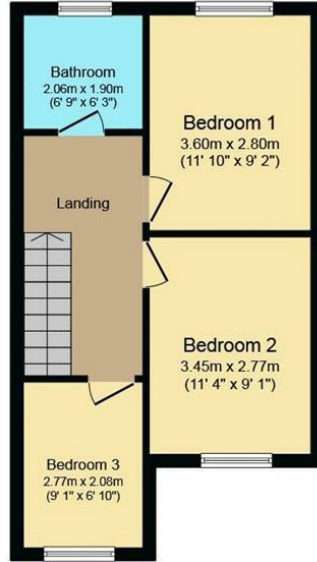
Proceed from Prestatyn office left to the roundabout. Take the first exit off and continue along Meliden Road over the railway bridge. Continue along taking the second turning on the right into Melyd Avenue and continue down into the newer part of Melyd Avenue, turning left into the cul de sac, where the property can be found at the end of the cul de sac.





Ground Floor

Floor area 42.5 sq.m. (457 sq.ft.) approx



First Floor

Floor area 38.3 sq.m. (412 sq.ft.) approx

Total floor area 80.8 sq.m. (870 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 888900

Prestatyn@williamsestates.com

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.