

# williams estates



**66 Meliden Road, Prestatyn,  
Denbighshire, LL19 9SE**

**£350,000**

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**EPC - C71    Council Tax Band - E    Tenure - Freehold**

# Meliden Road, Prestatyn

## 4 Bedrooms - House - Semi-Detached

A deceptive four bedroom Edwardian three storey family house with an abundance of character features and situated in a sought after area of Upper Prestatyn yet within walking distance of the town centre and local amenities, schools, bus and train stations. The accommodation briefly comprises of two reception rooms, ground floor WC, modern fitted kitchen diner, utility room, conservatory, four bedrooms and a loft room, ensuite and a family bathroom. To the outside off street parking to the front and an enclosed rear garden with office, outside timber store and a good sized basement ideal for storage. Viewing highly recommended to fully appreciate what the property has to offer. EPC Rating - C 71

### Accommodation

via modern door with double glazed panelling adjacent giving access to the;

### Entrance Porch

Of a very good size with space for hanging coats and boots, cupboard housing electrics, lighting and power.

### Entrance Hall

A large hallway having lighting, power, radiator, internet connection point, cupboard under the stairs for storage, stairs to first floor landing and doors off to further accommodation.

### Living Room

13'0" x 15'9" (max)

Having lighting, power, radiator, feature gas fire place with wooden surround and tiled hearth, wooden flooring and a large uPVC double glazed box bay window to the front elevation.

### Snug

12'10" x 12'10" (max)

A cosy room having lighting, power, radiator, log burner with slate hearth and wooden surround, t.v. aerial point and uPVC windows to the side and rear elevations.

### Cloakroom

9'4" x 3'4" (min)

Comprising wall mounted sink with taps over, low flush W.C. lighting, radiator and uPVC double glazed obscure window to the side elevation.

### Kitchen/Diner

20'6" x 12'9"

With continued wooden flooring a very good size room having ample space for dining. The kitchen comprises wall, drawer and base units with complementary worktops over and an island situated in the middle with base units and sink with mixer tap over, lighting, power, void for free-standing fridge/freezer, void for freestanding oven with extractor hood over, panelled splash backs, uPVC double glazed window to the side elevation and doors off to utility and conservatory.

### Utility Room

11'1" x 4'11"

Comprising base units with worktops over, extractor fan, single drainer sink with mixer tap over, plumbing for washing machine and dishwasher, lighting, power and uPVC double glazed windows surrounding.

### Conservatory

12'1" x 11'2"

Having lighting, power, radiator, t.v. aerial point and uPVC double glazed windows surrounding welcoming in natural light and stunning views of the North Wales coastline and a sliding patio door gives access to the rear garden.

### First Floor Landing

Having lighting, power, radiator, sky light welcoming in natural light, doors off to further accommodation and stairs to attic conversion.

### Bedroom One

12'10" x 13'5"

Having lighting, power, radiator, loft access hatch, uPVC windows to the side and rear elevation and door off to;



### En-Suite

Comprising low-flush W.C., in-vanity hand wash basin with taps over, walk-in shower enclosure with rainforest and telephonic shower head, in-set spotlighting, extractor fan and heated towel rail.

### Bathroom

9'6" x 7'5" (max)

Comprising low flush W.C., pedestal hand wash basin with taps over, corner jacuzzi bath with taps and telephonic shower head over, walk-in shower enclosure with rainforest and telephonic head, heated towel rail and a uPVC double obscure glazed window to the side elevation.

### Bedroom Two

12'11" x 12'11" (max)

A light and airy room having lighting, power, radiator, fireplace with wooden surround, uPVC windows to side and rear elevation.

### Bedroom Three

11'6" x 13'0"

Another spacious room having lighting, power, radiator and dual uPVC double glazed windows to the front elevation.

### Bedroom Four

9'11" x 7'5"

Having lighting, power, radiator and uPVC window to the front elevation.

### Loft Room

15'0" x 11'10"

A great sized room with power, lighting, storage into the eaves and a Velux window welcoming in natural light and views of the North Wales coastline.

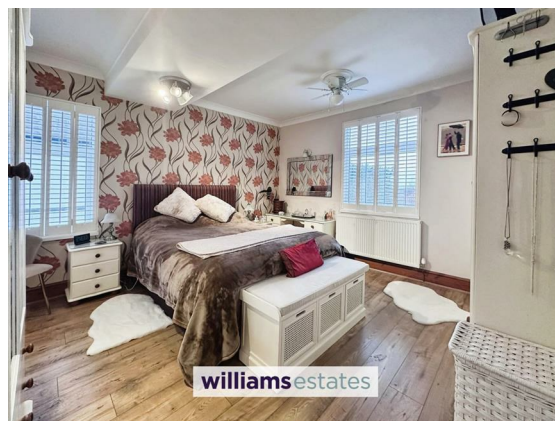
### Outside

The property is approached via a block paved driveway providing off-road parking and leads up to the accommodation.

To the rear, the garden is of ease and low maintenance, having a raised decked area ideal for alfresco dining and areas that are laid with artificial grass. The garden also houses an office (has business rates) and provides access to the basement area, which is ideal for storage and houses the boiler.

### Directions

From the Prestatyn office bear left onto Meliden Road over the mini roundabout onto Meliden Road, proceed for 100 yards and the property can be seen on the right hand side.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</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	

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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.