



## 3 Ffordd Ty Newydd, Meliden, Denbighshire, LL19 8PA

**£165,000**

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**EPC - C71**

**Council Tax Band - B**

**Tenure - Freehold**



# Ffordd Ty Newydd, Meliden

## 3 Bedrooms - House - Semi-Detached

Williams Estates are delighted to market For Sale, this three bedroom semi-detached house within a sought after location of Meliden. Situated within short distance to many local amenities and neighbouring town of Prestatyn. Comprising a great-sized open-plan living and dining space with lean to, kitchen, three-bedrooms, shower room and separate WC. Having gorgeous views of the hillside and coastline beyond, off-street parking and a great-sized rear garden. EPC Rating C71.



### Accommodation

Via a uPVC double glazed door leading into the ;

### Entrance Hallway

Having lighting, power points, radiator, cupboard housing the electric consumer unit and doors off and stairs off to further accommodation.

### Living Room

15'9" x 11'0"

Having lighting, power points, radiator, feature open fireplace with hearth and surround, tv aerial point, a uPVC double glazed window looking out to the rear enjoying views of the hillside beyond and an opening into the ;

### Dining Area

8'1" x 5'4"

Having lighting, power points and timber framed window looking into the lean to ;

### Lean To

10'3" x 6'0"

Surrounded by timber framed windows welcoming stunning views of the hillside and coastline beyond and a door providing access into the rear garden.

### Kitchen

17'10" x 8'6"

Having lighting, power points, radiator and fitted with a range of wall, drawer and base units with complementary worktops over, void for tall-standing fridge/freezer, void for under the counter fridge and freezer, void for slimline dishwasher, void for tumble dryer, void for washing machine, single drainer sink with mixer tap over, two in-built storage cupboards and two uPVC double glazed windows to the front of the property.

### First Floor Landing

Having lighting, power points, radiator, loft access hatch, uPVC double glazed window to the front and doors into further accommodation.



### Bedroom One

11'4" x 10'8"

Having lighting, power points, radiator and a timber effect uPVC double glazed window to the rear with lovely views of the hillsides beyond.



### Bedroom Two

10'9" x 9'10"

Having lighting, power points, radiator, built in storage cupboards and a timber effect uPVC double glazed window to the rear with continued views of the hillside.

### Bedroom Three

8'6" x 7'6"

Having lighting, power points, radiator, built-in storage and a uPVC double glazed window to the front of the property.

### Shower Room

5'7" x 5'6"

Having a walk-in shower enclosure with wall mounted shower over, pedestal hand wash basin, floor to ceiling tiling, in-built storage cupboard and a uPVC double glazed obscure window to the front.

### Separate WC

4'9" x 2'7"

Having lighting, radiator and a uPVC double glazed obscure window to the front.



### Outside

To the front the property benefits from a block paved driveway providing ample off-street parking for multiple vehicles.

To the rear the property benefits from lawned rear gardens with planted borders and a raised patio area ideal for alfresco dining.

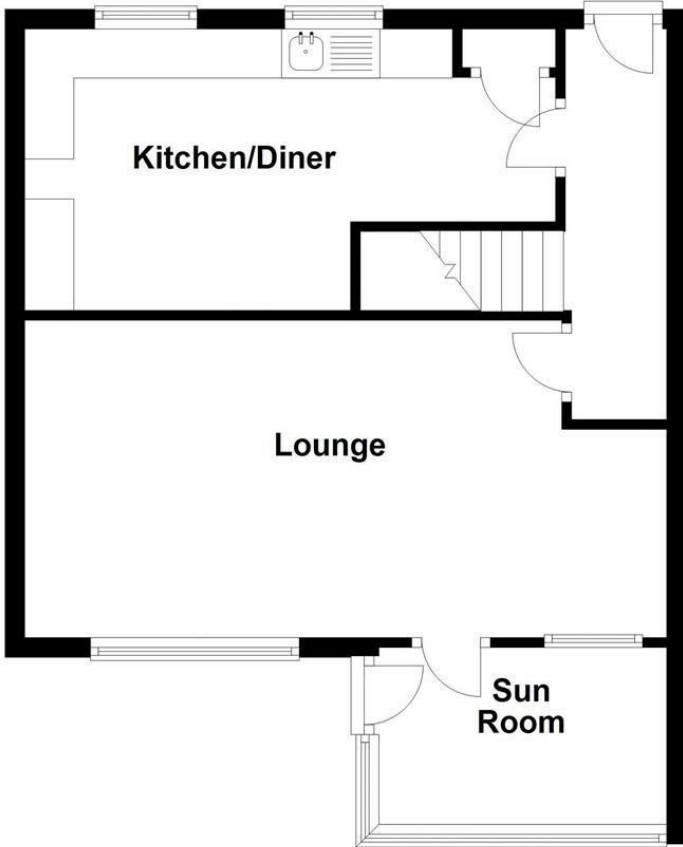
### Directions

From the Prestatyn office proceed to Meliden through the village centre and turn right onto Ffordd Ty Newydd and the property can be found on the left hand side



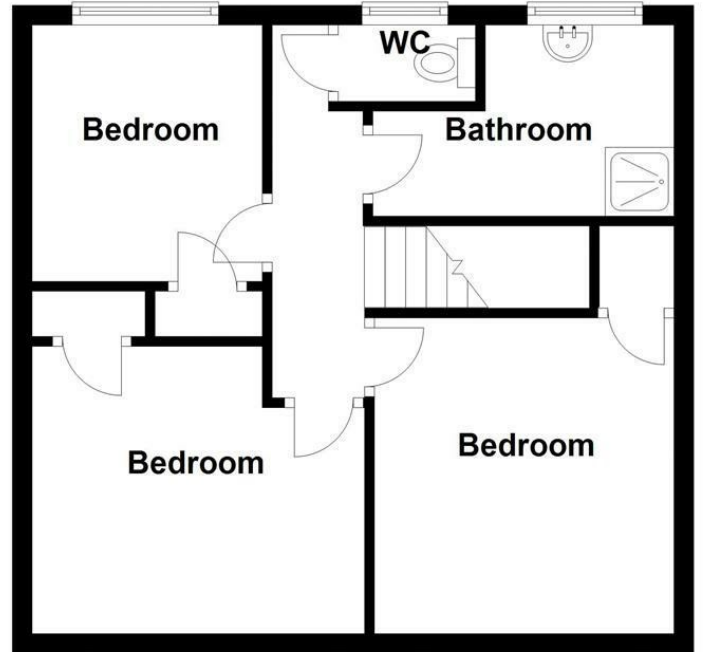
### Ground Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



### First Floor

Approx. 40.4 sq. metres (435.4 sq. feet)



Total area: approx. 86.5 sq. metres (930.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</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>			
Not energy efficient - higher running costs			
<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.