



**147 Meliden Road, Meliden,
Denbighshire, LL19 8NA**

£200,000



EPC - null

Council Tax Band - D

Tenure - Freehold

Meliden Road, Meliden

2 Bedrooms - Bungalow - Detached

Available For Sale, with vacant possession and no onward chain! This two bedroom detached bungalow is situated within the popular village location of Meliden, comprising of two bedrooms, living room, kitchen, bathroom and conservatory. Benefits include easy to maintain gardens with the rear garden being larger than average, unspoilt views of the hillside, off-road parking and close to all local amenities. Internal viewing is highly recommended! EPC Rating D 61.



Accommodation

via a uPVC double glazed door, leading into the;

Entrance Porch

Having an opening off, leading into the;

Entrance Hallway

Having lighting, radiator and doors off.

Living Room

12'9" x 11'5"

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

Bedroom One

14'7" x 10'10"

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

Bedroom Two

10'10" x 9'5"

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

Bathroom

6'1" x 5'11"

Comprising of a low flush W.C., hand-wash basin with taps over, bath with taps over and wall mounted shower head, lighting, tiled walls and a glazed window onto the rear elevation.

Dining Room

11'5" x 9'11"

Having lighting, power points, radiator inbuilt cupboard for storage, double glazed window onto the side elevation and an opening off into the;



Kitchen

9'9" x 9'7"

Comprising of wall, drawer and base units with worktops over, sink and a half and drainer with a mixer tap over, void for a freestanding cooker, void for under the counter appliances, uPVC double glazed windows onto the side and rear elevations, lighting, power points and a door off into the;

Conservatory

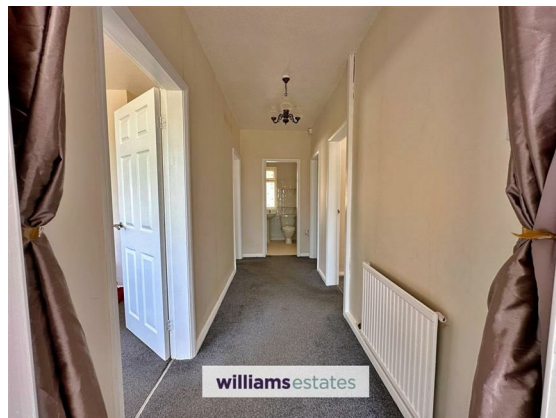
9'7" x 9'3"

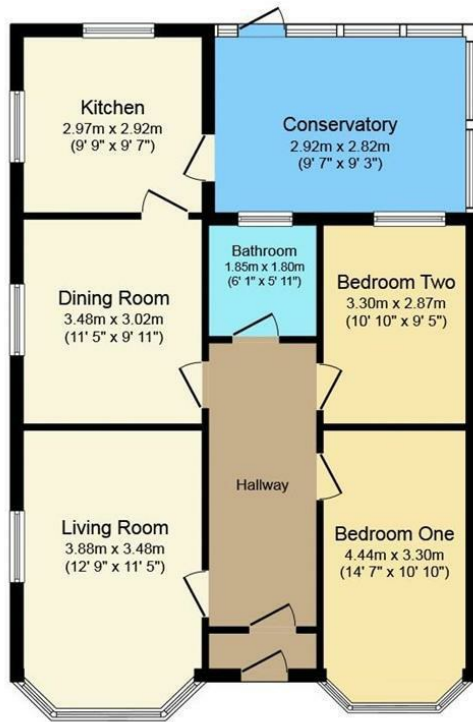
Having uPVC double glazed units and a door giving access to the rear garden.

Outside

The property is approached via a paved pathway leading up to the accommodation. The front garden is of ease and low maintenance, being raised and set back from Meliden Road.

To the rear there is ample space for off-road parking with the garden being much larger than average, housing a garage and of ease and low maintenance. Enjoying a peaceful and sunny aspect, with views of the hillside and ideal for alfresco dining.





Floor Plan

Floor area 79.6 sq.m. (857 sq.ft.) approx

Total floor area 79.6 sq.m. (857 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	

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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.