

**30 Ffordd Talargoch, Prestatyn, LL19
8NP**

£90,000

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EPC - D64 Council Tax Band - Tenure - Freehold

Ffordd Talargoch, Prestatyn

2 Bedrooms - House

A two bedroom terraced property situated within the village of Meliden and within walking distance to the local amenities. The property comprises of an entrance porch, living room, dining room, kitchen, two bedrooms and a bathroom. To the outside there is pedestrian access to the front and a court yard garden to the rear enjoying a sunny aspect. EPC rating D 64.



Accommodation

Via a uPVC double glazed front door leading into:

Lounge

10'2" x 10'7" (3.12 x 3.25)

Having lighting, power points, t.v. aerial point, telephone point, large stone fireplace with electric fire inset, beamed ceiling, radiator, uPVC double glazed window overlooking the front and glass panelled door leading into:

Dining Room

10'2" x 6'9" (3.1 x 2.06)

Having lighting, power points, radiator, under stairs storage cupboard and stairs off:

Kitchen

10'7" x 6'9" (3.25 x 2.08)

Comprising of wall, drawer and base units with worktops over, integrated oven with four ring gas hob and extractor fan, lighting, power points, stainless steel one and a half bowl sink with stainless steel mixer tap over, void for washing machine and having a decorative glazed door leading into the rear court yard garden.



Bedroom 1

10'8" x 10'7" (3.27 x 3.25)

Having lighting, power points, radiator and a uPVC double glazed window overlooking the front of the property.

Bedroom 2

6'11" x 8'11" (2.13 x 2.74)

Having lighting, power points, radiator, door with half obscure glazing.



Bathroom

3'8" x 9'8" (1.12 x 2.97)

Having low flush W.C., pedestal wash hand basin, corner bath with electric wall mounted shower over, tiled floor to ceiling, lighting, radiator and having an obscure glazed window overlooking the rear of the property.

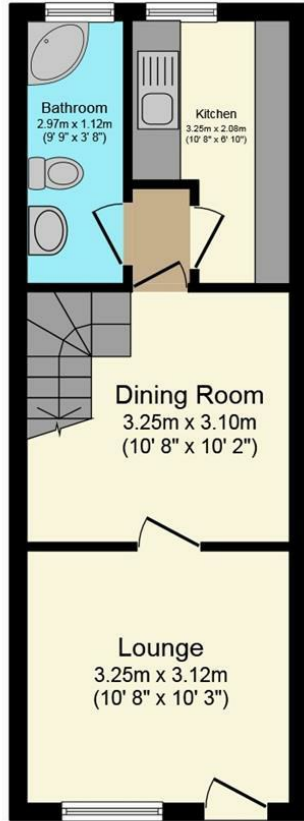
Outside

The rear garden is a small courtyard area having a patio area for ease of maintenance.

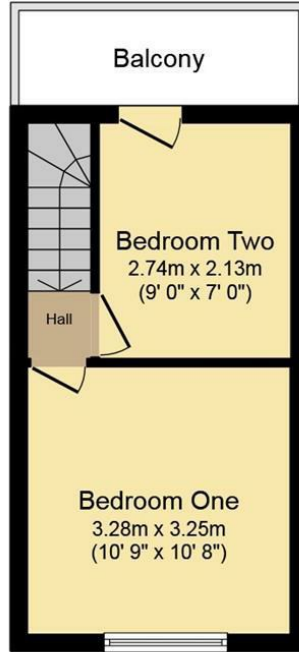
Directions

Proceed from the Prestatyn office to the mini roundabout taking the first turning onto Meliden Road. Continue along entering the village of Meliden where this property can be found on the right hand side.





Ground Floor



First Floor

Total floor area 52.0 m² (560 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) A		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.