



**15 Ffordd Gwilym, Meliden,
Denbighshire, LL19 8LE**

£195,000

 2  1  1  D

EPC - D67

Council Tax Band - C

Tenure - Freehold

Ffordd Gwilym, Meliden

2 Bedrooms - Bungalow - Detached

Check out this two bedroom detached bungalow! With spacious living room, off-road parking, and a garage, it's perfect for all your needs. The property also boasts a good-size rear garden, ideal for relaxation or outdoor activities. Plus, its conveniently located near local schools and other amenities. Contact us today for further information!



Accommodation

via a uPVC double glazed obscured door leading into;

Living Room

19' 4" x 18' 3" (5.79m 1.22m' x 5.49m 0.91m')
Having lighting, power point, radiator, internet access point, cupboard housing consumer unit, wall mounted electric fire, space for dining and uPVC double glazed windows to the front and side elevations letting in plenty of natural light.

Inner Hallway

Having lighting, loft access hatch, power points and doors off;

Kitchen

8' 10" x 7' 8" (2.44m 3.05m' x 2.13m 2.44m')
Comprising wall, drawer and base units with worktops over, four ring gas hob with integrated oven, void and plumbing for washing machine, single drainer sink with mixer tap over, power points, lighting, radiator, partially tiled walls, and uPVC double glazed window to the side elevation.



Bedroom One

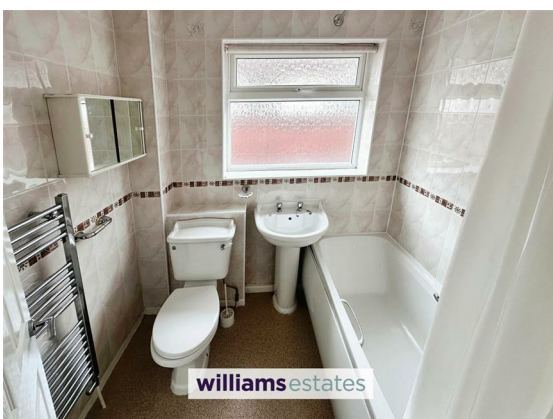
14' 1" x 9' 11" (4.27m 0.30m' x 2.74m 3.35m')
Having lighting, power points, radiator, fitted wardrobes and uPVC sliding patio doors giving access to the rear.

Bedroom Two

8' 11" x 10' 3" (2.44m 3.35m' x 3.05m 0.91m')
Having lighting, power points, radiator and uPVC double glazed window overlooking the rear garden.

Bathroom

6' 9" x 5' 6" (1.83m 2.74m' x 1.52m 1.83m')
Comprising low flush W.C., panelled bath with taps and wall mounted shower head above, pedestal handwash basin with taps over, chrome heated towel rail, fully tiled walls and uPVC obscured double glazed window to the side elevation



Garage

17' 7" x 8' 5" (5.18m 2.13m' x 2.44m 1.52m')
Having lighting, power, up-and-over door, uPVC double glazed windows and uPVC door.

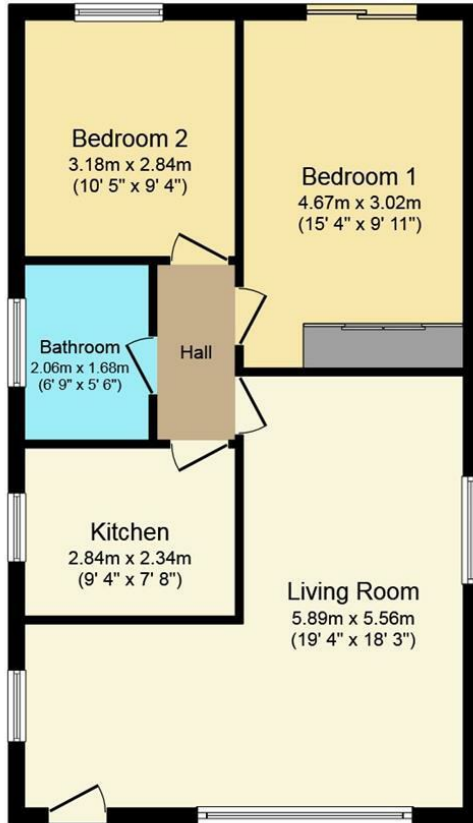
Outside

The property is approached via a long driveway providing space for off-road parking. The front garden is laid with slate gravel and enclosed by low brick wall. To the rear there is a large garden laid with lawn and enclosed by timber fencing, there is a raised decked area ideal for enjoying the warmer weather.

Directions

From the Prestatyn office proceed over the mini roundabout through to Meliden. Take the right hand turning opposite The Star public house and proceed along The Grove. At the crossroads continue onto Ffordd Gwilym and the property can be seen on the left hand side.





Floor Plan

Total floor area 62.3 m² (671 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.