

**88 Ffordd Talargoch, Meliden,  
Denbighshire, LL19 8NF**

**£135,000**



**EPC - TBC**

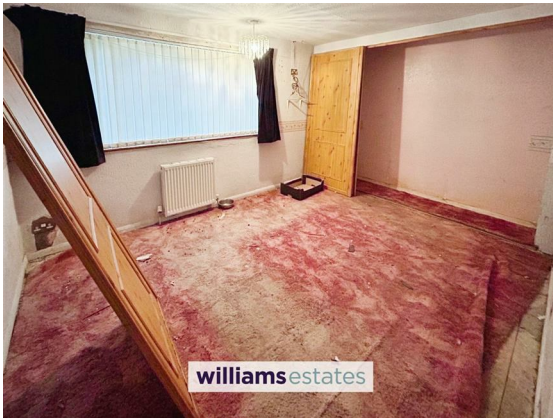
**Council Tax Band - C**

**Tenure - Freehold**

# Ffordd Talargoch, Meliden

## 3 Bedrooms - House - Terraced

This three bedroom terraced house is just waiting for your personal touch. It needs some modernisation, but has great potential with spacious bedrooms and living accommodation. Plus, you'll love its convenience of nearby shops, restaurants and local schools. Viewing is highly recommended.



### Accommodation

Via timber sliding obscure glazed door leading into the entrance porch.

### Entrance Porch

Having a timber framed obscure glazed door leading into the entrance hallway.

### Entrance Hallway

Having lighting, radiator, wall mounted electrics, stairs to the first floor landing and door off.

### Living Room

15'11" x 11'6"

Having lighting, power points, radiator, fire surround housing a gas fire, double glazed window overlooking the front elevation and door leading into the kitchen diner.



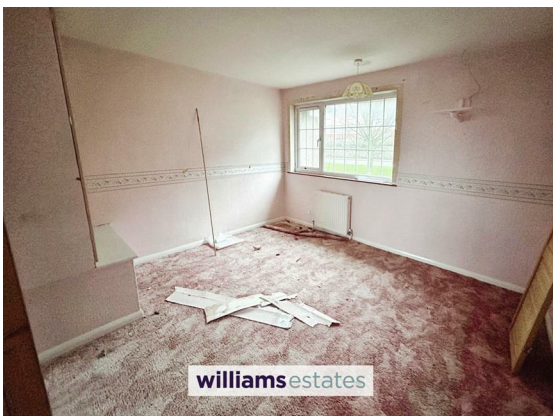
### Kitchen Diner

20'0" x 8'8"

Fitted with wall, drawer and base units with worktops over, stainless steel sink and drainer with mixer tap over, partially tiled walls, void for free standing oven with extractor above, void for under the counter appliance, breakfast bar ideal for dining, lighting and power points and a utility/pantry off, double glazed window overlooking the rear elevation and a double glazed patio door giving access to the rear garden.

### Stairs Off To The First Floor Landing

Having a timber framed glazed window to the rear elevation enjoying views of the North Wales coastline and out towards the Great Orme, loft access hatch, lighting and power point and doors off.



### Bedroom One

14'0" x 11'5"

Having lighting and power points, radiator and a double glazed window overlooking the front elevation.

### Bedroom Two

11'6" x 11'3"

Having lighting and power points, radiator and double glazed window overlooking the front elevation.

### Bedroom Three

10'8" x 10'7"

Having lighting and power points, radiator and a double glazed window overlooking the rear elevation enjoying views of the North Wales coastline and beyond.

### Bathroom

6'4" x 5'6"

Fitted with bath, hand wash basin, low flush WC, lighting and a double glazed obscure window to the rear.

### Outside

The property is approached via a pathway leading up to the property. To the rear there is an enclosed garden.

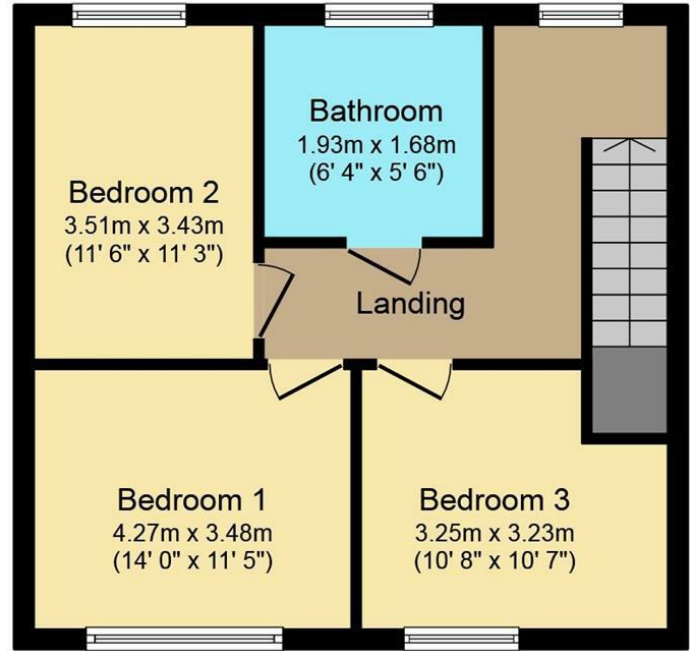
### Directions

Proceed from the Prestatyn office to the mini roundabout and continue straight across over the bridge onto the village of Meliden. Continue along Ffordd Talagoch and turn right onto Ffordd Tynewyd and then right onto Ffordd Pennant. Take the second turn on your right hand side into the shared parking. The property can be found on the left hand side by way of our for sale board.





**Ground Floor**



**First Floor**

Total floor area 81.8 m<sup>2</sup> (881 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

Call us on  
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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.