



**7 Maes Meurig, Meliden, Denbighshire,
LL19 8LG**

£205,000

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EPC - C70

Council Tax Band - D

Tenure - Freehold

Maes Meurig, Meliden

3 Bedrooms - Bungalow - Detached

This three bedroomed, detached bungalow is available for sale with no onward chain. It is situated in a quiet cul-de-sac in the favoured location of Meliden village. Being not far from Prestatyn, it enjoys the convenience and benefits of a busy town. The bungalow is fully double glazed with Everest uPVC units, has a modern kitchen and bathroom, and a detached garage. Internal viewing is strongly recommended to fully appreciate what this bungalow has to offer.

EPC TBC



Accommodation

Approached via a concrete driveway, with an easy access ramp to the front door.

Entrance Hall

The uPVC double glazed front door opens into the large entrance hall, which has lighting, power points, a cupboard housing a modern consumer unit, the loft access hatch, and doors into all rooms.

Living Room

13'11 x 12'03 (4.24m x 3.73m)

The room has lighting, power points, a radiator and a gas fire. A large uPVC double glazed picture window overlooks the front garden



Kitchen

13'11 x 9'10 (4.24m x 3.00m)

The light, modern kitchen is fitted with a range of cupboard and drawer base units with complementary worktops above, and wall units. One cupboard houses the Worcester-Bosch gas central heating boiler, and there are two tall larder units, with space between for a tall standing fridge-freezer. There is an integral gas hob with an extractor unit above it, and integral electric oven, a stainless steel single drainer sink, and space and plumbing for a washing machine. The room has power points, lighting and a radiator. A uPVC double glazed door gives access to the side of the property, and uPVC double glazed windows give views to the front and side.



Bathroom

8'5 x 5'8 (2.57m x 1.73m)

The modern bathroom has a low flush WC, a pedestal hand wash basin with mixer tap, a panel bath with mixer tap and a shower above, a chrome heated towel rail, and a tall storage unit. The walls are partially tiled, and there is a uPVC double glazed window with opaque glass.

Bedroom One

14 x 10 (4.27m x 3.05m)

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

Bedroom Two

12'2 x 10 (3.71m x 3.05m)

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

Bedroom Three

8'7 x 8'0 (2.62m x 2.44m)

Having lighting, power points, radiator and a uPVC double glazed window to the side.

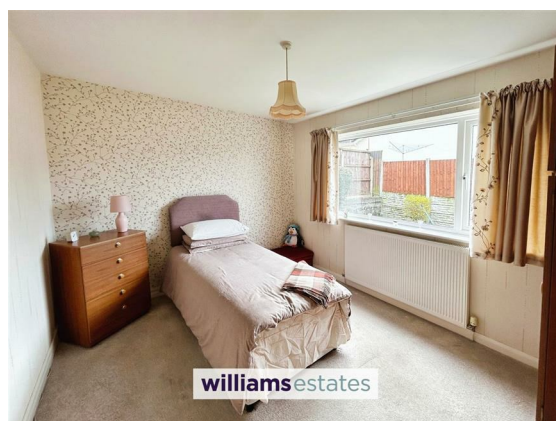
Outside

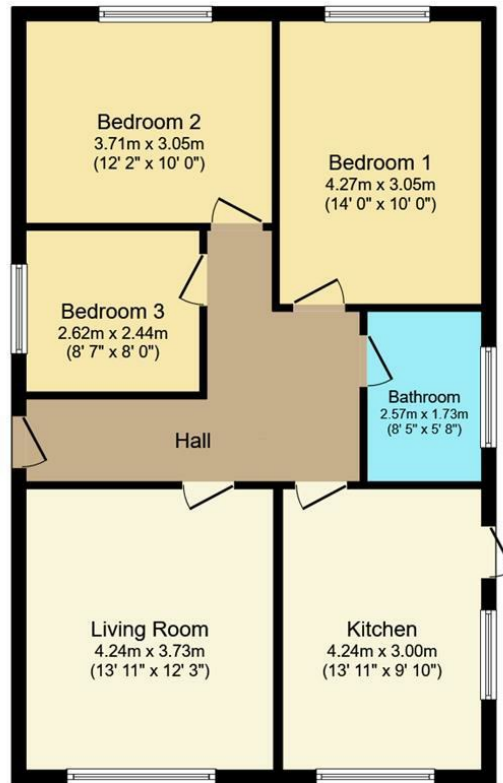
To the front the property benefits from a tiered front garden with mature plants, paved pathways and a concrete laid driveway.

To the rear the garden is primarily laid to lawn with a paved patio area and access to the detached garage.

Directions

From our Prestatyn office head left to the mini-roundabout and head straight over onto Meliden Road. Continue along and into the village of Meliden and take the right turning onto The Grove. Continue down The Grove and turn right onto Ffordd Pennant and in-turn onto Maes Meurig. Follow the road down and take the turning back on yourself into the cul-de-sac and you will find this property on your right hand side at the end of the cul-de-sac.





Floor Plan

Floor area 77.4 m² (833 sq.ft.)

TOTAL: 77.4 m² (833 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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	

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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.