



**65 Ffordd Talargoch, Meliden,  
Denbighshire, LL19 8NP**

**£90,000**

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**EPC - E43**

**Council Tax Band - B**

**Tenure - Freehold**

# Ffordd Talargoch, 1 Bedrooms - House - Terraced

Situated in the favoured village of Meliden is this quaint one-bedroom terraced cottage. Ideal for First Time/Investor buyers this property appeals to those looking for a low-maintenance property. Being conveniently located close to a local shop, pharmacy and bus routes providing access into neighbouring town Prestatyn. With the added benefit of being No Onward Chain! EPC Rating TBC



## Accommodation

Via a uPVC double glazed front door with decorative glazing into the ;

## Entrance Hall

Having stairs and door off ;

## Living Room

10'11 x 9'06 (3.33m x 2.90m )

Having lighting, power points, feature fire place, electric heater, uPVC double glazed window to the front and door into the ;

## Kitchen

12'10 x 5'04 (3.91m x 1.63m )

Having wall, drawer and base units with complementary worktops over, stainless steel single drainer sink with mixer tap over, void and plumbing for washing machine, integral cooker with induction hob over, void for tall standing fridge/freezer, tiled splashbacks, lighting, power points, under-the-stairs storage cupboard, uPVC double glazed window to the rear and a uPVC double glazed door to the rear.

## Stairs to First Floor Landing

Having storage cupboard, lighting and doors off.

## Bedroom

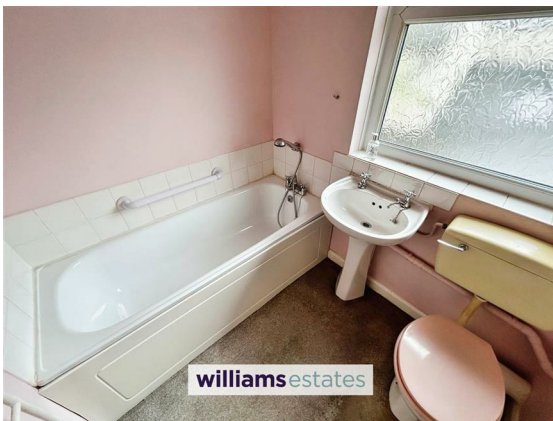
10'11 x 9'7 (3.33m x 2.92m )

Having lighting, power points, electric heater, in-built cupboards and a uPVC double glazed window to the front.

## Bathroom

6'06 x 5'06 (1.98m x 1.68m)

Having panel bath with mixer tap over, pedestal hand wash basin, low flush WC, partially tiled walls, towel rail, lighting and a uPVC double glazed obscure window to the rear.



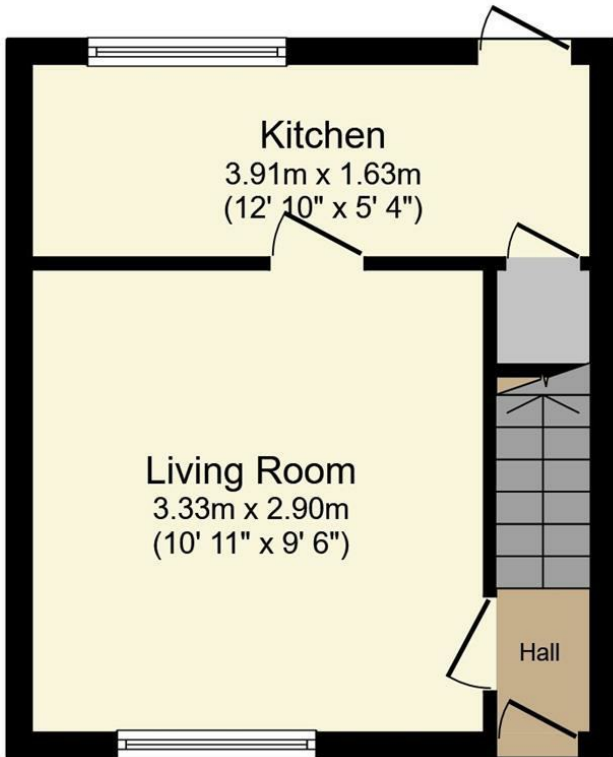
## Outside

The property is approached via a concrete laid path with a garden area adjacent with a mixture of shrubs and bushes.

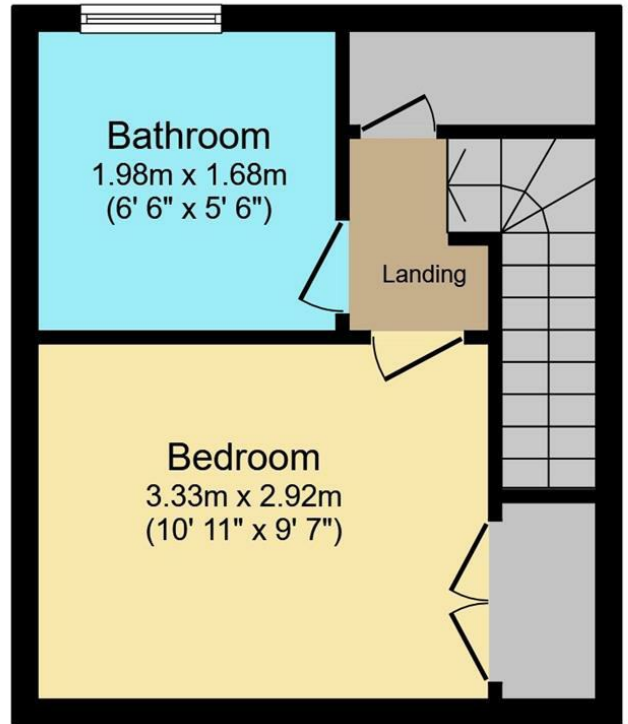
To the rear the property benefits from a concrete laid pathway with a half level brick wall ideal for plan pots and planters, providing access round to the front of the property.

## Directions

From our Prestatyn office turn left toward the mini roundabout and head straight over and continue along into the village of Meliden. The property can be found on your left hand side after the One Stop Shop.



**Ground Floor**  
Floor area 26.5 m<sup>2</sup> (285 sq.ft.)



**First Floor**  
Floor area 26.5 m<sup>2</sup> (285 sq.ft.)

**TOTAL: 52.9 m<sup>2</sup> (570 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>43</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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.