

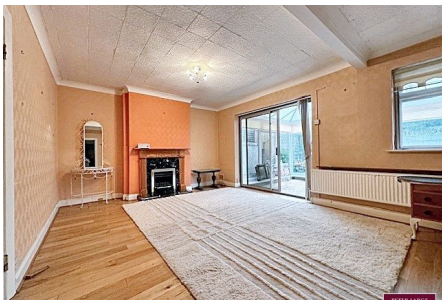
PETER LARGE

ESTATE AGENTS

6 Clwyd Avenue, Prestatyn, Denbighshire LL19 9NG

Offers In Region Of £285,000

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NO FORWARD CHAIN - This semi detached house is conveniently situated just a short walk from the main High Street with its array of shops and public services. The property affords spacious accommodation and would lend itself to a scheme of modernisation and upgrading as it was previously divided into two flats. With a driveway providing off road parking and easy to maintain garden.

DIRECTIONS From the Prestatyn office turn right onto Meliden Road, continue through the traffic lights onto Gronant Road and take the first left onto Mostyn Avenue, take the second left onto Clwyd Avenue and the property will be seen on the left hand side by way of a 'For Sale' sign.

prestatyn@peterlarge.com

| 01745 888100

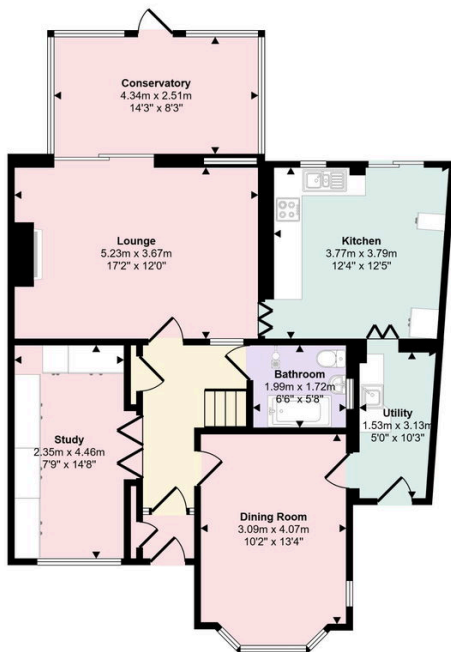
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19 MELIDEN ROAD, PRESTATYN, DENBIGHSHIRE, LL19 9SD

Key Features

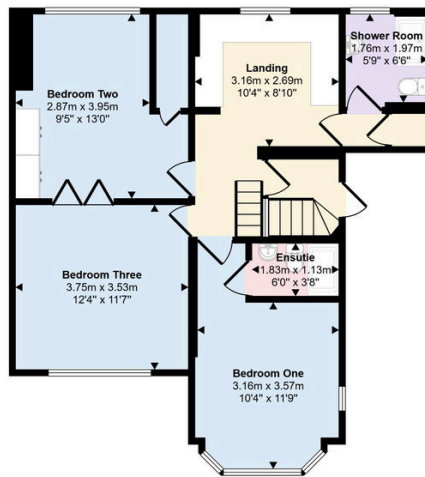
- SOUGHT AFTER CONVENIENT LOCATION
- SEMI DETACHED HOUSE
- NO FORWARD CHAIN
- OFF ROAD PARKING
- EASY TO MAINTAIN REAR GARDEN
- SHORT DISTANCE TO THE HIGH ST.
- IN NEED OF MODERNISATION
- PREVIOUSLY TWO FLATS
- EPC - D FREEHOLD
- COUNCIL TAX - GF C & FF B

Approx Gross Internal Area
170 sq m / 1829 sq ft

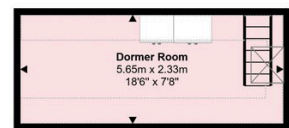


Ground Floor
Approx 91 sq m / 977 sq ft

Denotes head height below 1.5m



First Floor
Approx 66 sq m / 710 sq ft



Second Floor
Approx 13 sq m / 142 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.