

## 100 Meliden Road, Prestatyn, Denbighshire LL9 8RL









Situated in a sought after location within walking distance of all local amenities, fronting the well known Meliden Road, is this substantial four bedroom house with a **separate Annexe facility** which provides versatile accommodation / rental potential. The property has a good size lounge, kitchen with dining area, family bathroom, utility room and ground floor shower room, gas fired heating and ample off road parking with a patio garden area.

DIRECTIONS From the Prestatyn office turn left and at the mini roundabout continue straight ahead, over the old railway bridge and the property will be seen on the right hand side.



## **Key Features**

- SOUGHT AFTER CONVENIENT LOCATION
- FOUR BEDROOMS
- KITCHEN/DINER
- UTILITY & SHOWER ROOM
- OFF ROAD PARKING \* FREEHOLD

- SPACIOUS AND VERSATILE ACCOMMODATION
- SELF CONTAINED ANNEXE
- GOOD SIZE LOUNGE
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX E EPC D

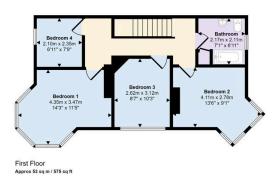
Lounge
4.46m x 5.98m
148° x 197"

Hallwey
2.58m x 3.96m
86° x 130"

Dining Area
3.70m x 3.46m
122° x 114"

Annexe
2.48m x 4.44m
94" x 140"

Ground Floor
Approx 88 sq m i 926 sq ft



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

Approx Gross Internal Area 139 sq m / 1501 sq ft