

95 Meliden Road, Prestatyn, Denbighshire, LL198LU

£625,000

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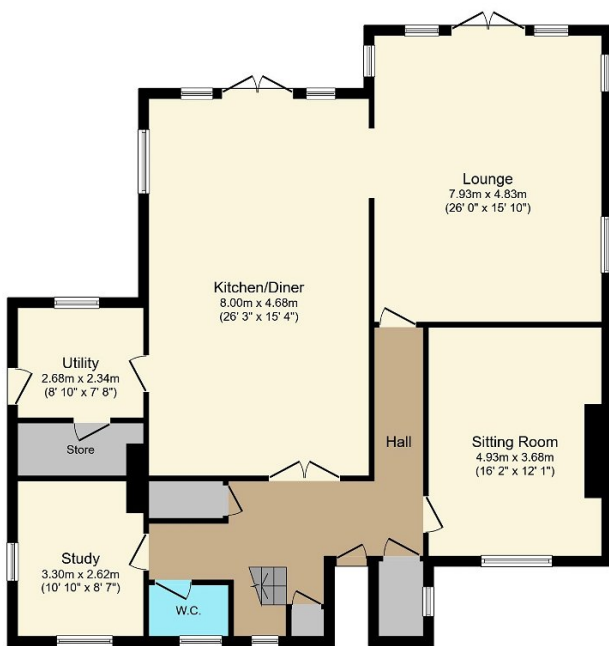


This extended family home is situated on the well known Meliden Road and is within walking distance of all amenities. The property offers spacious accommodation with a large kitchen/ family room, spacious lounge, sitting room, snug, utility room and cloakroom. To the first floor there are five bedrooms, two having a en-suite facility. With a sweeping driveway, garage and extensive rear garden viewing is highly recommended.

**DIRECTIONS** From the Prestatyn office turn left and proceed along Meliden Road where the property will be found on the left hand side.

## Key Features

- SOUGHT AFTER LOCATION
- FAMILY HOME
- MODERN KITCHEN/DINER
- 2 ENSUITE FACILITIES
- FREEHOLD
- LARGE GARDENS
- TWO RECEPTION ROOMS & STUDY
- FIVE BEDROOMS
- EXTENSIVE DRIVE & GARAGE
- EPC - D COUNCIL TAX BAND - G



**Ground Floor**

Floor area 127.0 sq.m. (1,367 sq.ft.) approx



**First Floor**

Floor area 135.4 sq.m. (1,458 sq.ft.) approx

Total floor area 262.4 sq.m. (2,825 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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