



# 3 Llys Celyn, Meliden, LL19 8PX

Offers Over £160,000

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Perfectly positioned for first-time buyers, this delightful 2-bedroom home in the heart of Meliden offers a fantastic opportunity to step onto the property ladder. Located within easy reach of the local primary school, and with convenient bus routes nearby, this home is ideal for those seeking a practical and accessible spot. Enjoy outdoor space with a short walk to the play area, plus the old railway line, which offers safe and scenic walks to Dyserth and all the way back to Prestatyn – perfect for nature lovers and families alike. Internally, the property offers a welcoming entrance hall that leads into a spacious lounge, with the kitchen conveniently located off. A bright conservatory sits just off the lounge, providing extra living space and direct access to the low-maintenance rear garden, complete with artificial lawn and decking. Back inside, the garage has been cleverly converted into a snug/playroom, a versatile area with a handy wet room off, ideal for additional living or storage needs. Upstairs, you'll find two bedrooms, complemented by a modern family bathroom. The property also boasts off-road parking to the front, adding extra convenience. This home is offered with no forward chain, making it the perfect choice for a smooth and hassle-free move. Don't miss out – schedule a viewing today!

Tenure: Freehold

Property Built: 1990's

Services: Mains gas, electric and drainage.

Water is metered.

Broadband: Fibre. BT

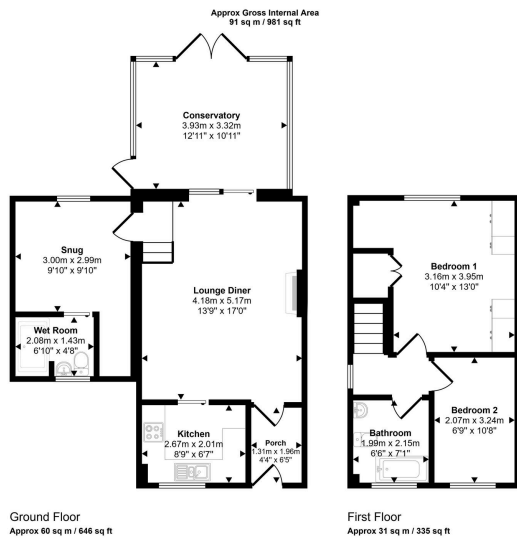
Gas & Elec suppliers: Ovo Energy.

Boiler: Approx. 12 years old. Located in the Kitchen.

No restrictions the owner is aware of.

Changes to the property: In 2019 the garage was converted.





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-Snapo 360.

- Two Bedroom Property
- Three Reception Rooms
- Modern Wet Room & Bathroom
- Enclosed, Low Maintenance Gardens
- No Forward Chain!



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