



**JONES  
PECKOVER**

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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## The Former Vicarage, Ffordd Penrhwylfa, Meliden, Prestatyn, LL19 8HN

- 5 Bedroom Detached House
- Ample Off Road Parking
- 3 Reception Rooms, 3 Bathrooms
- No Forward Chain
- Versatile outbuildings with vehicular access
- Spacious and private walled grounds
- Sought-after Location
- Viewing Recommended - Excellent

Substantial detached character 5 bedroom residence with detached outbuildings in generous grounds.

The Agents Highly Recommend Viewing to Appreciate This Charming Residence.

The property's location is situated in Meliden which lies just below Graig Fawr, better known locally as Meliden Mountain and is found between Dyserth and Prestatyn. The property is convenient for the coast and the major shopping facilities found in Prestatyn town, just 2 miles away. Meliden, the village boasts a Post Office, local shops which cater for every day needs and an Inn and restaurant, which is just a short stroll away from the property.

#### DESCRIPTION

The Former Vicarage is situated on Ffordd Penrhylfa. It comprises of 5 double bedrooms, 3 reception rooms, kitchen, utility and a range of outbuildings. The property sits in its grandeur centrally on a superb plot benefitting from off road parking for several vehicles and has two vehicular entrance /exits. The property benefits from gas central heating, original sash windows and other original pristine features.

#### ENTRANCE HALL

Sash window to the front elevation, period style skirting boards and cornices, heating thermostat, smoke alarm, radiator, understairs storage cupboard, spindle staircase leading to the first floor.

#### SITTING ROOM

Windows to front and side elevations, fireplace with wood burning stove, radiator. Pendant light and Power points.

#### LOUNGE

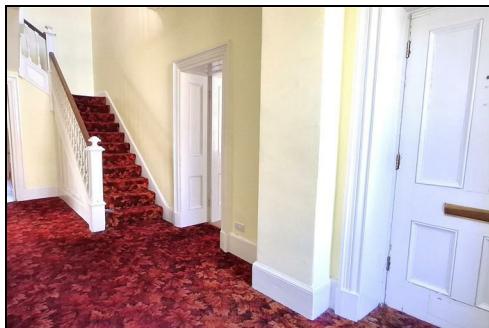
Bay window to the front elevation, brick fireplace, radiator, pendant light and power points.

#### DINING ROOM

Window to the side elevation, tiled fireplace (blocked off), picture rails, radiator. Pendant light and power sockets.

#### REAR HALLWAY

Storage cupboard, smoke alarm and quarry tiled floor. Doors leading off to:



#### KITCHEN

Windows to rear and side elevations. Fitted with a range of base and wall units with a 1.5 sink and drainer, gas hob with extractor above, built-in electric eye level double oven, space for fridge/freezer and recess with shelves. Tiled splashbacks, strip fluorescent lighting, quarry tiled floor, radiator and power points.

#### UTILITY

Base and wall units, sink and drainer, radiator, quarry tiled floor, tiled splashback, power points, window to the rear elevation and door to the rear.

#### PLANT ROOM

Valliant Gas fired boiler, hot water cylinder, gas meter, electric switch board, original shelves and ceiling hanging rail, Power points, window to the rear elevation and quarry tiled floor.

#### W.C.

Sink, w.c, window to the side elevation, quarry tiled floor and radiator.

#### BEDROOM ONE

Window to the front and side elevations, radiator, power points and pendant light. Door leading to:

#### EN-SUITE

Shower, sink, w.c., towel radiator, vinyl flooring, extractor fan and radiator.

#### BEDROOM TWO

Window to the front elevation, radiator, pendant light and power points.

#### BEDROOM THREE

Window to the side elevation, original built-in cupboard and shelves to either side of chimney breast, radiator, pendant light and power points.

#### BEDROOM FOUR

Window to the side elevation, fireplace (boarded up), loft hatch, radiator pendant light and power points.

#### BEDROOM FIVE

Window to the side elevation, fire place, alcove, loft hatch, radiator, pendant light and power points.

**BATHROOM**

Bath, sink, w.c., tiled splashback, vinyl flooring, window to the side elevation, and radiator.

**LARGE STORAGE CUPBOARD**

Radiator, light and water piping for the heating system.

**OUTSIDE FRONT ENTRANCE**

Wooden gates lead to driveway with parking for several cars, curved stone walling, lawned garden and shrubs.

**OUTSIDE REAR & SIDE GARDEN**

Raised walled patio area from kitchen. Outside toilet, Coal House, original outbuildings and Mature trees. Separate entrance / exit.

**METHOD OF SALE**

The property is to be offered for sale by Private Treaty

**MISREPRESENTATION ACT**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**PLANS & PARTICULARS**

These have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property, and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

**MONEY LAUNDERING**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

**SERVICES**

Mains electricity, gas, water and drainage are connected to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

**TENURE**

Assumed Freehold - Confirmation should be sought from your Solicitors

**VIEWING**

By arrangement with the Agents, Jones Peckover, 61 Market Street, Abergele, Conwy LL22 7AF.

Tel: 01745 832240

Email: abergele@jonespeckover.com

**REGISTERED CHARITY NOTICE**

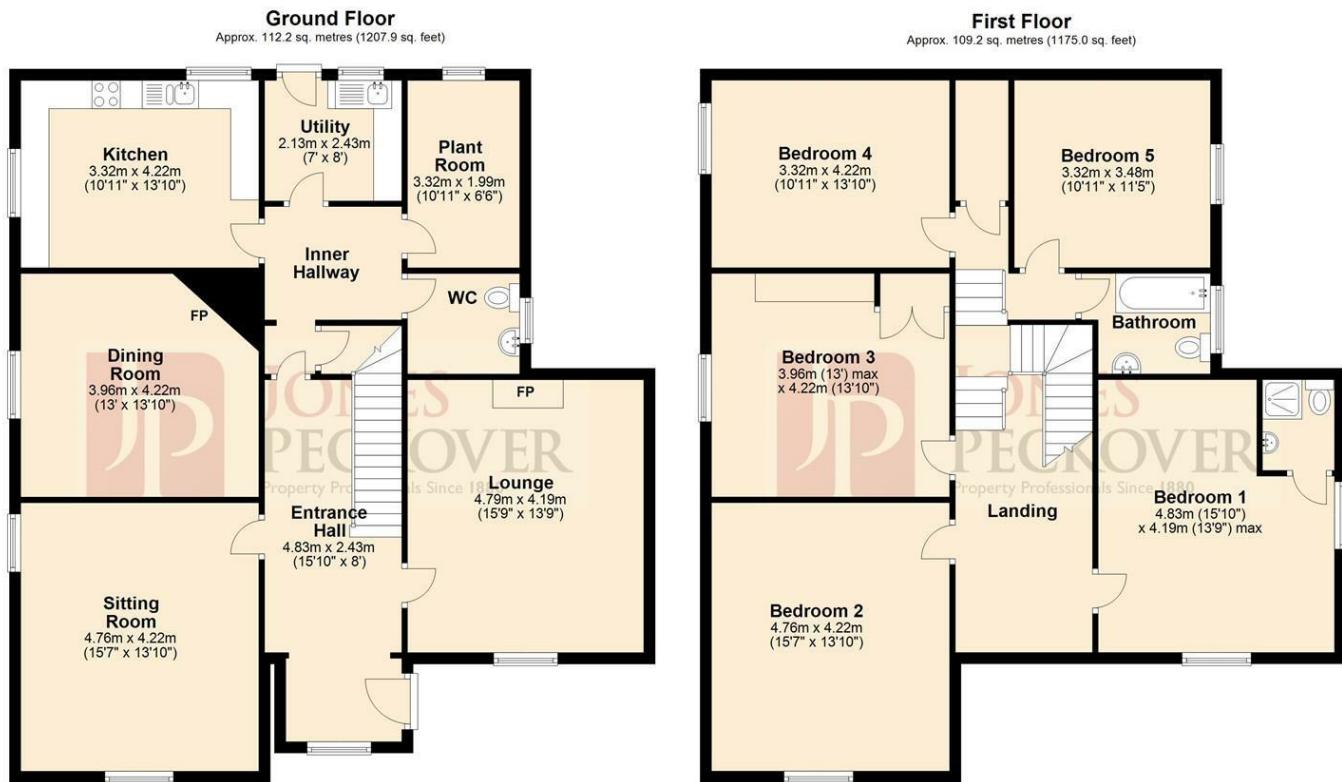
In accordance with our client's charitable status, (Registered Charity Number 1142813) the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming. This property will be sold subject to our client's standard covenants, further details of which are available upon request

**OVERAGE CLAUSE**

The property will be sold subject to an overage clause to the effect that should planning consent be obtained for a separate residential unit(s) within the garden, a payment of 40% of any uplift in value as a result of the planning permission will be payable to the Vendors.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			EU Directive 2002/91/EC		

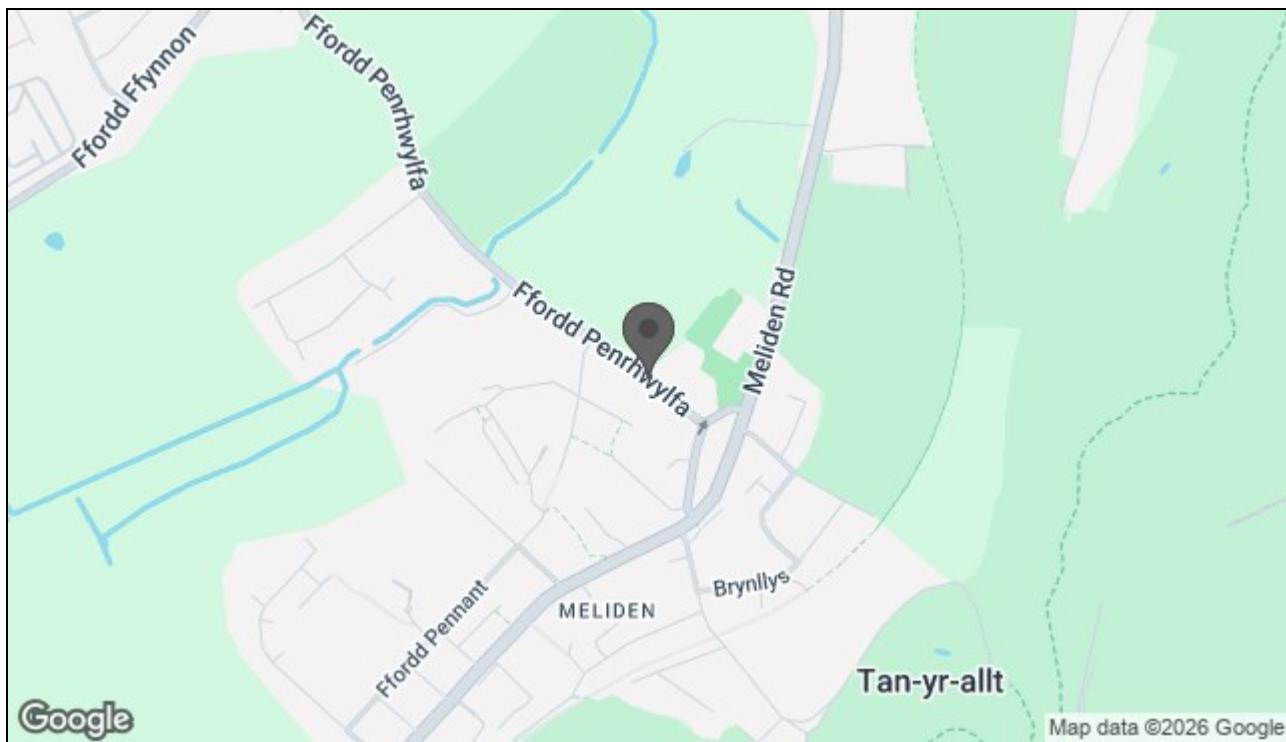




Total area: approx. 221.4 sq. metres (2382.9 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

#### The Vicarage Ffordd Penrhwyfa, Meliden



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