

## 43 Ffordd Talargoch, Meliden, Denbighshire LL19 8NP

£75,000

1 1 1

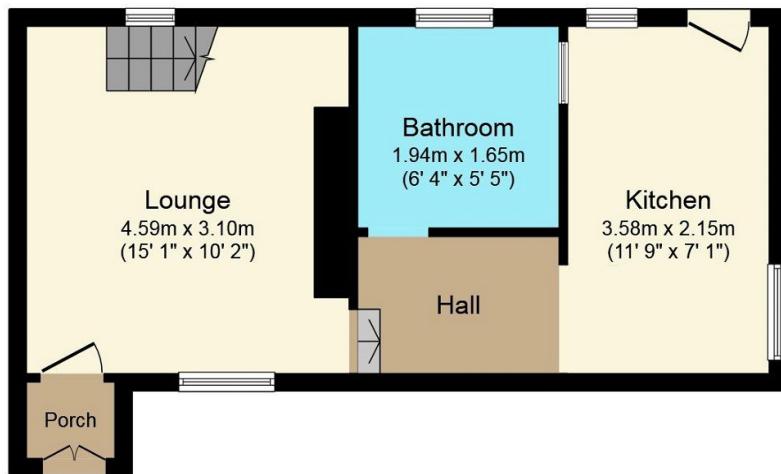


This traditional stone and brick rendered characterful cottage with a large garden having planning permission for a large two storey extension to add an upstairs bathroom and potential for 3 bedrooms plus a large kitchen diner to the ground floor. (Plans available on request). The property is situated in a convenient village location and requires a full scheme of renovation and updating with a potential for Grant improvements.

**DIRECTIONS** From the Prestatyn office proceed into the village of Meliden and the property will be seen on the left hand side by way of a 'For Sale' sign before the convenience store.

## Key Features

- IN NEED OF RENOVATION
- VILLAGE LOCATION
- TWO STOREY COTTAGE
- PLANNING PERMISSION FOR EXTENSION
- LARGE GARDEN
- NO CHAIN
- FREEHOLD
- EPC - F
- COUNCIL TAX BAND - B
- 



**Ground Floor**



**First Floor**

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