



**Melyd Avenue
Prestatyn
Denbighshire
LL19 8RN**

Offers in Excess of £111,000

bettermove

Melyd Avenue

Prestatyn

Bettermove are proud to present this 1 bedroom bungalow in the sought after area of Prestatyn available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is B.

The interior of this well maintained property comprises a spacious living room, the fitted kitchen, one double bedroom and the bathroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Prestatyn, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A55 and many local bus routes.

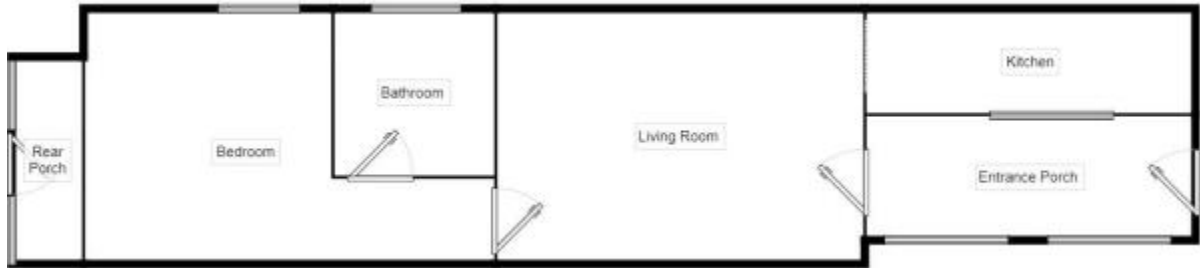
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

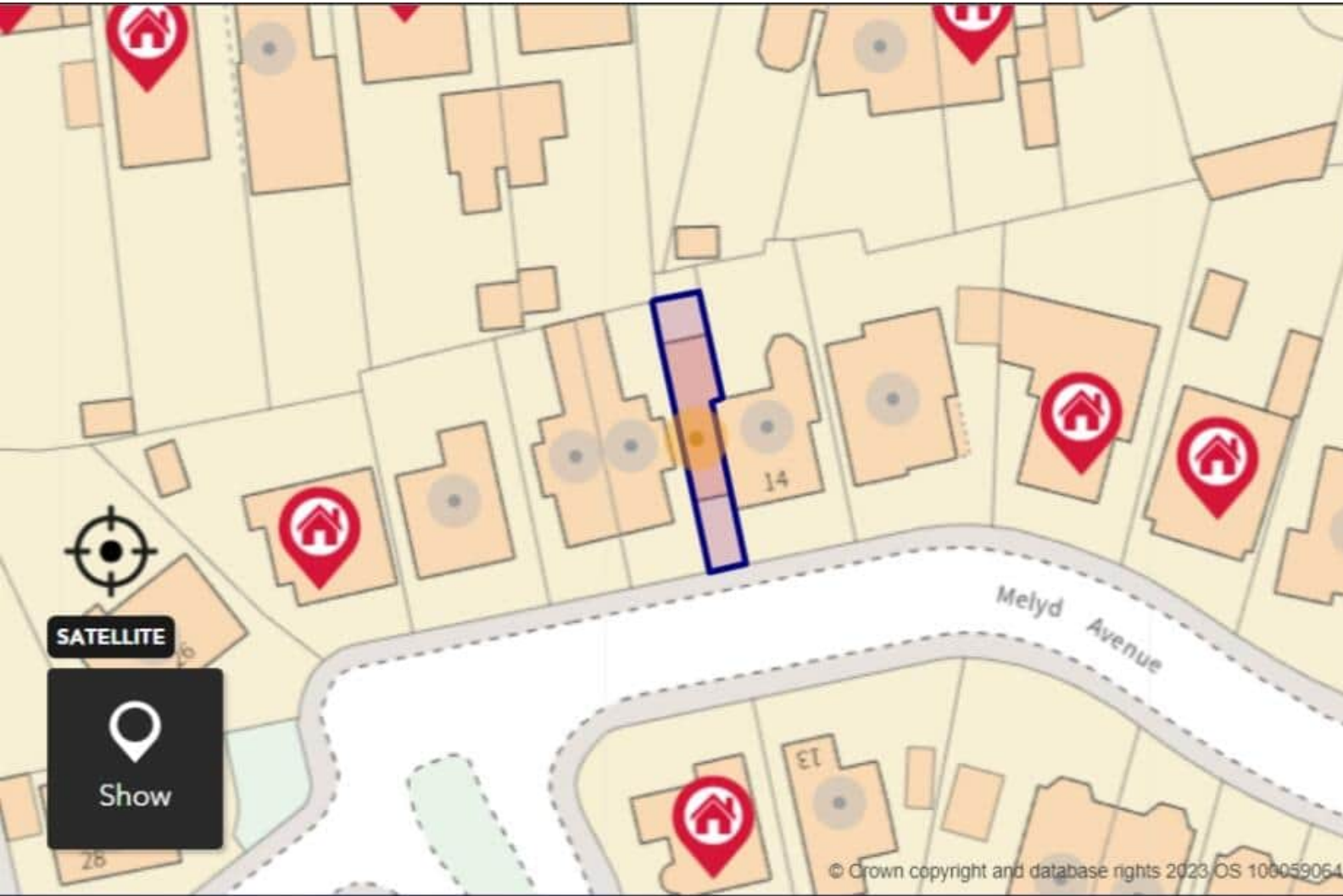
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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