

**83 Lower Foel Road, Dyserth, Dyserth,  
Denbighshire, LL18 6AU**

**£275,000**

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**EPC - E50**

**Council Tax Band - C**

**Tenure - Freehold**

# Lower Foel Road, Dyserth

## 3 Bedrooms - Bungalow - Detached

Virtual Tour Available - Williams Estates are delighted to bring to market this three bedroom detached bungalow in the sought after location of Dyserth. Offering outstanding views of the North Wales coastline this property is a must see. The property comprises three double bedrooms, living room, kitchen and bathroom. The property also benefits from a raised patio area enjoying all-day sun perfect for al-fresco dining. EPC Rating E50.



Front Garden



Living Room



Living Room

### Accommodation

Via a uPVC front door with double glazed obscure decorative panelling, leading into the ;

### Entrance Hall

Having lighting, in-built storage cupboard with plumbing, electric switch boards and doors off;

### Living Room

16'5" x 15'6"

Having lighting, power points, radiator, an open log burner with a feature brick surround and hearth, two uPVC double glazed windows to the side and front of the property offering outstanding views of the North Wales Coastline as far as the Great Orme and Clwydian range.

### Kitchen

14'9" x 6'1"

Comprising a range of wall, drawer and base units with complementary worktops over, lighting, power points, radiator, electric induction hob with extractor hood above, integral oven and grill, stainless steel single drainer sink with mixer tap over, in-built storage cupboard housing the oil-fired central heating boiler and diner off.

### Dining Area

9'10" x 8'6"

Having lighting, power points, space for dining, two uPVC double glazed windows and uPVC double glazed double patio doors leading to the rear patio area.

### Bedroom One

11'10" x 11'6"

With lighting, power points, radiator, built-in wardrobes and a uPVC double glazed window to the side of the property.

### Bedroom Two

12'9" x 9'4"

Having lighting, power points, radiator and a uPVC double glazed window to the side of the property.

### Bedroom Three

12'5" x 9'11"

Having lighting, power points, radiator and two uPVC double glazed windows with continued breathtaking views.

### Bathroom

7'8" x 7'0"

Comprising modern fitted suite comprising a low flush WC, pedestal hand wash basin, panel bath with mixer tap and shower over, PVC walls, in-set spotlighting, wall mounted chrome heated towel rail and a uPVC double glazed obscure window to the rear.

### Outside

The front is concrete paved surrounded by raised hedges, shrubs and plants having the oil tank and elevated views of the North Wales Countryside.

To the rear of the property benefits from a concrete paved driveway with access to a detached garage. Having steps leading up to the garden. Being wrap around gardens of a great size, the gardens being primarily laid to lawn and surrounded by bushes giving a lovely private feel with a raised patio area providing outstanding views, ideal for Al Fresco dining.

### Directions

From the Prestatyn office proceed over the mini roundabout towards Meliden. Proceed through Meliden towards Dyserth. Turn left at the traffic lights signposted Dyserth and proceed up Waterfall Road. At the junction head straight over onto Cwm Road and bearing left to continue along Cwm Road at the cross roads turn left onto Lower Foel Road and number 83 is the second property on your right.

### Notes

Since the previous purchase, the property benefits from;

A Complete New Heating system including New Boiler, Heat Pump, Radiators, fittings and piping.

New Solar Panels.

A Complete New Insulated Flat Roof, with new fascia and gutters.

New loft insulation.



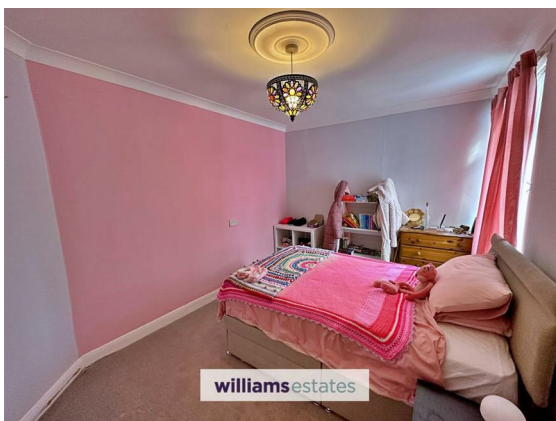
Kitchen



Kitchen



Bedroom



Bedroom



**Ground Floor**

Approx. 81.1 sq. metres (873.1 sq. feet)

Total area: approx. 81.1 sq. metres (873.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 888900

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.