

# williams estates



**22 Glan Ffyddion, Dyserth, Dyserth,  
Denbighshire, LL18 6EG**

**£315,000**

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**EPC - D61 Council Tax Band - E Tenure - Freehold**

# Glan Ffyddion, Dyserth

## 4 Bedrooms - House - Detached

This modern four bedroom detached house nestled in a charming village location near Dyserth waterfall is a true gem. With its spacious open plan layout, contemporary design and its perfect blend of comfort and style. The accommodation briefly affords open plan living area, dining area and kitchen, two bathrooms and four bedrooms. Gardens to the front and rear together with driveway for off road parking and attached garage. The property benefits from having double glazing and central heating. Viewing essential. EPC rating D 61.

### Accommodation

Via double glazed obscure door leading into the entrance hallway.

### Entrance Hallway

14'1" x 6'8"

Having lighting, modern radiator, stairs off to the first floor landing with storage underneath, tiled flooring and doors off.

### Open Plan Living Room Kitchen Diner

21'5" x 17'2"

The kitchen fitted with a range of wall, drawer and base units with complementary worktop surfaces over, central island, breakfast bar, stainless steel sink and drainer with stainless steel telephonic mixer tap over, lighting, power points, tiled brick affect splash back, void for free standing cooker, integrated dishwasher, double glazed obscure door giving access to the side and rear with a double glazed window to the side elevation, integrated fridge, integrated freezer, integrated washing machine, space for dining table with two radiators, feature hearth and surround, TV aerial point and double glazed windows to the front elevation.

### Bedroom Three

11'8" x 10'0"

Currently being used as a home office having lighting, power points, radiator, fitted wardrobes and a double glazed window overlooking the rear elevation.

### Bedroom Four

12'2" x 10'11"

Having lighting, power points, radiator and double glazed french patio doors leading out onto the patio.

### Bathroom

6'5" x 5'7"

Comprising a low flush WC, hand wash basin with stainless steel taps over bath with wall mounted shower head and stainless steel mixer tap over, fully tiled walls, tiled flooring, wall mounted modern radiator and double glazed obscure window.

### Stairs To The First Floor Landing

Having lighting, power point, loft access hatch, storage cupboards with one housing the central heating boiler and doors off.

### Bedroom One

14'1" x 13'7"

Having lighting, power points, radiator, walk in wardrobe, access into the eaves providing ample storage and a large double glazed window overlooking the front elevation enjoying the nice outlook.

### Bedroom Two

13'7" x 11'7"

Having lighting, power points, radiator and a double glazed window overlooking the rear elevation enjoying views of the rear garden.

### Shower Room

9'5" x 3'7"

Comprising a low flush WC, hand wash basin with stainless steel taps over, tiled splash back, walk in shower enclosure with wall mounted shower, partially tiled walls, radiator, lighting and a double glazed obscure window to the side elevation.



## Outside

The property is approached via a blocked paved driveway providing off street parking. The driveway leads to the attached garage with up and over door. The garden to the front being laid to lawn and bound by wall and fencing. The enclosed rear garden having porcelain paved patio ideal for al fresco dining, being mainly laid to lawn with a gravel seating area, having a variety of plants, shrubs and trees and bound by fencing.

## Garage

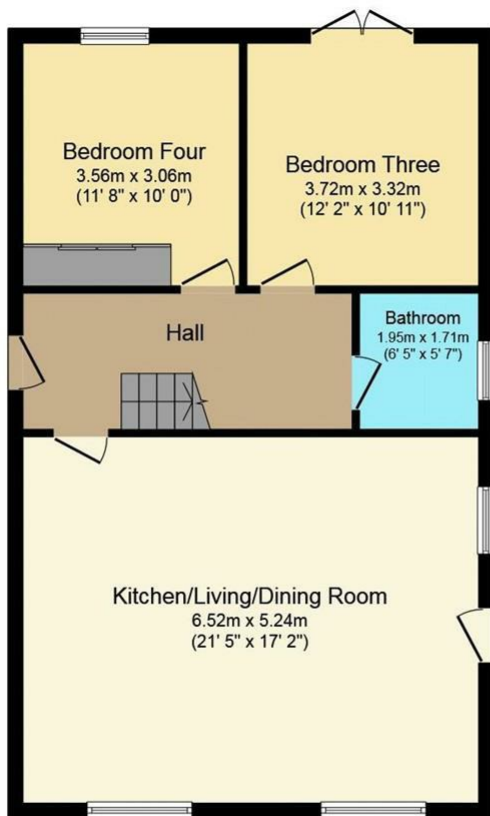
18'7" x 8'2"

Having an up and over door, lighting, power points and a double glazed obscure window to the rear.

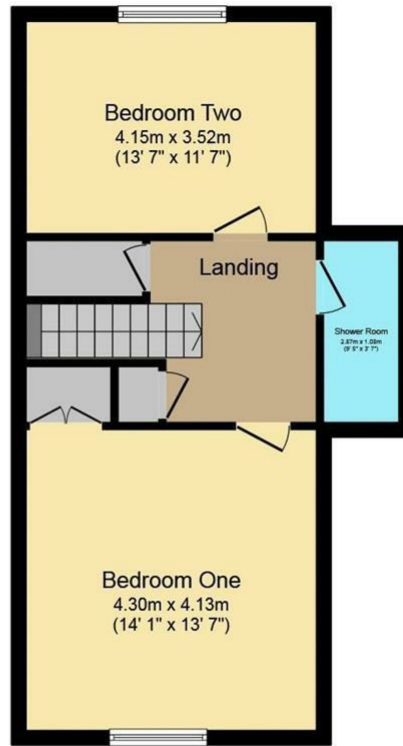
## Directions

Proceed from Prestatyn office left to the roundabout and continue over passing through the village of Meliden and passing the Dyserth Falls Resort on the left hand side. At the traffic lights turn left signposted Dyserth and take the next right turning onto Glan Ffyddion.





**Ground Floor**



**First Floor**

Total floor area 115.9 m<sup>2</sup> (1,248 sq.ft.) approx

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

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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	

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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.