



## 17 Llys Ffyddion, Dyserth, Dyserth, Denbighshire, LL18 6BZ

**£227,500**



**EPC - null**

**Council Tax Band - C**

**Tenure - Freehold**

# Llys Ffyddion, Dyserth

## 3 Bedrooms - House - Semi-Detached

Williams Estates are delighted to bring to market this stunning three bedroom semi-detached house located on the Cysgod Y Graig development. With modern kitchen/diner, bathrooms and neutral decor throughout in-keeping with current trends. This family home is an ideal size for a first time buyer looking for a turn key property. Having enclosed rear garden with unspoilt views to the countryside enjoying a sunny aspect, perfect for al-fresco dining. EPC Rating C78.



### Accommodation

via a composite door with double glazed obscured panelling leading into;

### Entrance Hall

Being nice bright and airy, having lighting, power points, under stairs storage cupboard, radiator and doors off;

### Downstairs Cloakroom

5'8" x 2'10"

Comprising low flush W.C., radiator, pedestal hand wash basin with taps over, lighting, slimline uPVC double glazed window to the front.

### Living Room

14'9" x 11'9"

Lovely bright and airy room, lighting, power points, radiator, media wall with electric fire void for sound bar and television, and uPVC double glazed window with patio doors to the rear garden.

### Kitchen/Diner

17'10" x 7'11"

Comprising wall, drawer and base units with worktops over, in-built fridge freezer, in-built electric oven, bowl and a half single drainer sink with mixer tap over, gas hob with extractor hood over, power points, tiled splash backs, ample dining space, tiled floors, lighting, power points, radiator and uPVC double glazed window to the front elevation.

### Stairs To First Floor Landing

Having loft access hatch, lighting, radiator, power points, doors off and uPVC double glazed obscured window to the side elevation.

### Bathroom

6'4" x 5'6"

Comprising pedestal hand wash basin with granite style splash back, low flush W.C., lighting, extractor fan, panelled bath with mixer tap over and matching granite splash back, chrome heated towel rail and uPVC double glazed obscured window to the front.



### Bedroom Three

10'2" x 8'1"

Having lighting, power points, radiator and a uPVC double glazed window to the front elevation.

### Bedroom to the rear

8'9" x 6'4"

Having lighting, power points, radiator and uPVC window to the rear elevation welcoming in views from the fields and Clwydian Range.

### Bedroom One

12'4" x 8'1"

Having lighting, power points, radiator and uPVC double glazed window to the rear with continued stunning views out towards the countryside.

### En-Suite

8'2" x 3'11"

Comprising low-flush W.C., pedestal hand wash basin with taps over, walk-in shower enclosure, tiled splash backs, chrome heated towel rail, extractor fan and inset spotlighting.

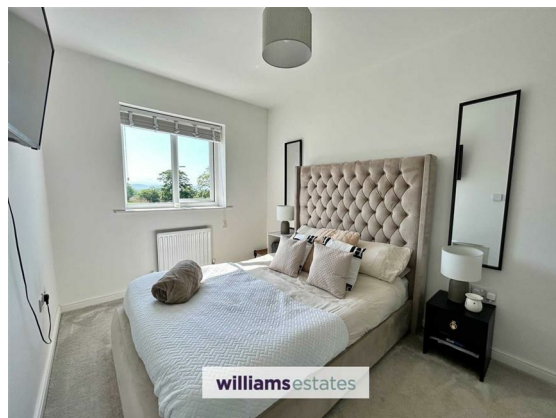
### Outside

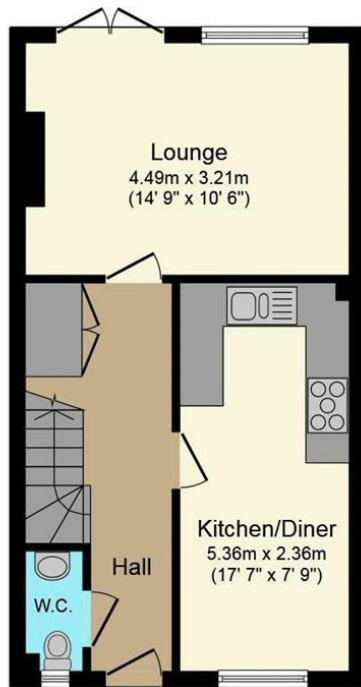
The property is approached via a paved driveway providing space for off-road parking for up to two vehicles.

To the rear there is a patio area outside the lounge with slate gravel. The garden is set on two tiers with steps leading up to a well-maintained patio area with raised planters and unspoilt views out to fields and beyond. The garden is enclosed by timber fencing and enjoys a sunny aspect ideal for outdoor entertaining.

### Directions

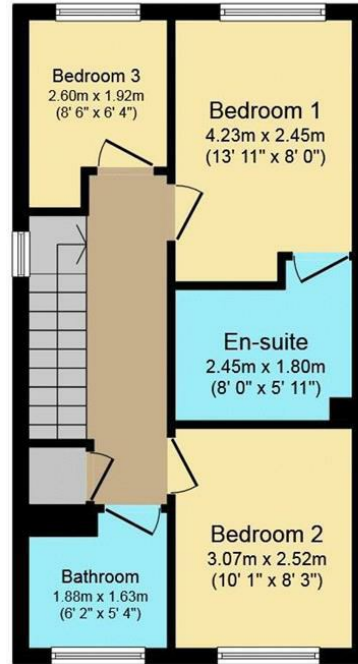
Proceed from Prestatyn office left to the roundabout. Take the first exit off and continue along Meliden Road and through the village of Meliden and pass the Dyserth Falls resort on the left. Continue past the traffic lights and take the next turning left onto Maes Cwyfan. Follow the road onto the Cysgod Y Graig development taking the first right, where the property can be found.





### Ground Floor

Floor area 38.8 sq.m. (417 sq.ft.) approx



### First Floor

Floor area 38.7 sq.m. (417 sq.ft.) approx

Total floor area 77.5 sq.m. (834 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

#### Energy Efficiency Rating

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

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