



**19 Bron Haul, Dyserth, Denbighshire,
LL18 6LE**

£235,000

 4  1  2  E

EPC - E47

Council Tax Band - C

Tenure - Freehold

Bron Haul, Dyserth

4 Bedrooms - House

Wow, this house sounds amazing! With four bedrooms, it's perfect for a growing family. The stunning countryside views must be breathtaking! And having lots of off-road parking is definitely a plus. Being close to neighbouring towns makes it convenient. The modern interior and spacious layout create a comfortable and stylish living space. It's a dream home and simply must be viewed! EPC Rating E 47.



Accommodation

Via a double glazed door with matching side panel leading into the entrance porch.

Entrance Porch

Having tiled flooring, meter cupboard and step leading into the entrance hallway.

Entrance Hallway

Having radiator, power point, stairs off to the first floor landing with storage cupboard and doors off.

Living Room

12' 10" x 11' 8" (3.66m 3.05m' x 3.35m 2.44m')

Having coved ceiling, power points, radiator, TV aerial point, inglenook fireplace with slate hearth and timber over mantle housing a log burner and double glazed window overlooking the front elevation enjoying the views of the hillside.



Kitchen

10' 10" x 8' 1" (3.05m 3.05m' x 2.44m 0.30m')

Fitted with a range of modern wall, drawer and base units with worktop surfaces over, sink and drainer with mixer tap over, built in oven, electric hob and extractor hood over, tiled splash back, void for dishwasher, integrated fridge, integrated freezer, double glazed window overlooking the rear elevation onto the garden and door leading to the second sitting room.

Sitting Room

10' 10" x 9' 11" (3.05m 3.05m' x 2.74m 3.35m')

Having coved ceiling, power points, radiator, TV aerial point and double glazed window overlooking the rear elevation.



Utility Room

12' 3" x 12' 2" (3.66m 0.91m' x 3.66m 0.61m')
Having power points, plumbing for washing machine, obscure double glazed window to the rear elevation, obscure double glazed door allowing access onto the rear garden and door leading into the ground floor bedroom.

Ground Floor Bedroom

12' 9" x 11' 2" (3.66m 2.74m' x 3.35m 0.61m')
Having power points, radiator, wall mounted electric trip switches and double glazed window overlooking the front elevation enjoying the views towards the hillside.



Stairs Off To The First Floor Landing

Having double glazed window to the side elevation enjoying views towards the North Wales Coastline, airing cupboard housing the Worcester central heating boiler, loft access hatch and doors off.

Bedroom One

13' 0" x 10' 3" (3.96m 0.00m' x 3.05m 0.91m')
Having radiator, power points, TV aerial point and double glazed window overlooking the front elevation enjoying views of the open countryside.



Bedroom Two

11' 8" x 10' 10" (3.35m 2.44m' x 3.05m 3.05m')
Having radiator, power points, TV aerial point and double glazed window overlooking the rear elevation.

Bedroom Three

9' 8" x 8' 0" (2.74m 2.44m' x 2.44m 0.00m')
Having radiator, power points, TV aerial point and double glazed window overlooking the front elevation with views of the open countryside.



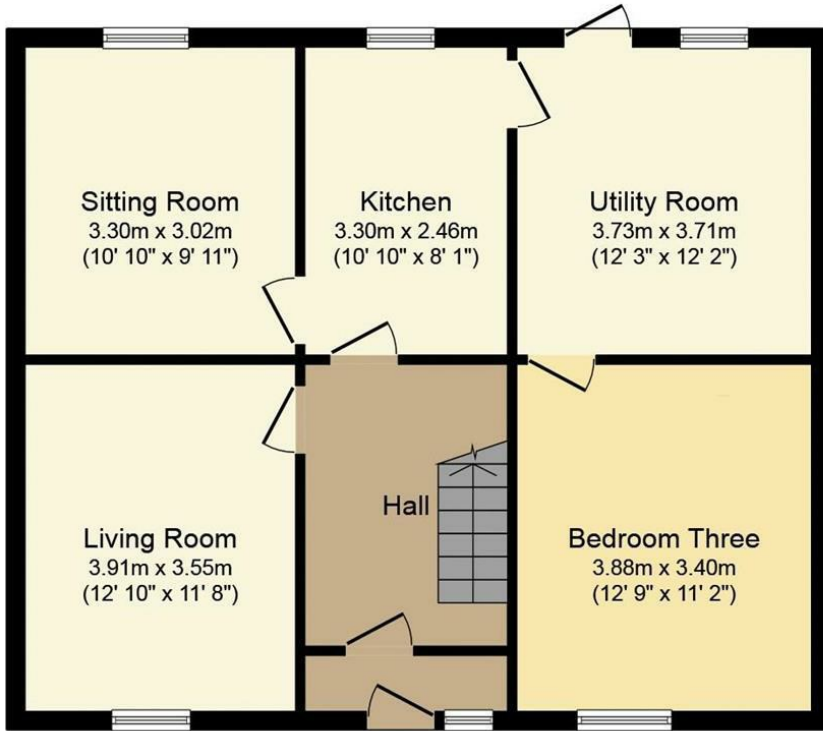
Bathroom

7' 0" x 5' 5" (2.13m 0.00m' x 1.52m 1.52m')
Fitted with a panelled bath with shower over, pedestal hand wash basin, low flush WC, radiator, tiled walls, tiled flooring and obscure double glazed window to the rear elevation.

Outside

The property is approached via a good sized driveway providing ample off road parking. The large garden to the front being mainly laid to lawn and is bound by wall, hedge and fencing. A timber gateway allows access to the enclosed rear garden, having paved patio with covered pergoda. Step leading up to an area laid to artificial grass and a paved patio area ideal for al fresco dining with raised beds and bound by wall and fencing. The property benefits from having a timber built store, outside lighting and outside water supply.





Ground Floor



First Floor

Total floor area 111.8 m² (1,204 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	74
(55-68) D	
(39-54) E	47
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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