

**43 St. Asaph Road, Dyserth, Dyserth,  
Denbighshire, LL18 6HG**

**£330,000**

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**EPC - C74 Council Tax Band - E Tenure - Freehold**

# St. Asaph Road, Dyserth

## 3 Bedrooms - House - Semi-Detached

Virtual Tour Available! A beautifully presented spacious semi detached family house which has been recently refurbished and is located on the sought after St Asaph Road, Dyserth having open countryside views to the front elevation looking towards the Snowdonia Mountain Range. The accommodation boasts a living room with front views, reception room opening into the fitted kitchen/diner, utility room, cloakroom, three double bedrooms and family bathroom. Having the added benefits of double glazing and central heating, spacious gardens to the front and rear with fabulous views and easy access to the garage at the rear of the property.



### Accommodation

Via a composite door with double glazing above and uPVC double glazing to the side leading into;

### Entrance Hallway

A spacious size having lighting, cupboard under the stairs ideal for storage, radiator and doors off.

### Cloakroom

4'4" x 3'1"

Having a low flush W.C., hand wash basin, lighting, extractor fan, wall mounted electrics and a uPVC double glazed obscure window onto the front of the property.

### Lounge

15'2" x 7'7"

Having lighting, power points, radiator, in-built multi fuel burner, uPVC double glazed box bay window overlooking the Clwydian range and the Great Orme.

### Living Room

13'8" x 15'8"

Having lighting, power points, radiator, multi fuel burner with brick fire place and a uPVC double glazed windows to the side and a storage cupboard.

### Open Plan Kitchen/Diner

15'9" x 15'8"

Comprising of wall, drawer and base units with solid oak worktops over, Belfast sink and drainer with stainless steel mixer tap over, in-built dishwasher, space for freestanding stove within a brick feature surround and with an extractor fan above, space for dining, radiator, tiled flooring, uPVC double glazing onto the side, uPVC double glazed patio doors leading to the rear garden and door leading to;

### Utility Room

10'1" x 9'7"

Having a void for washing machine and tumble dryer, base units with solid oak worktops over, lighting, power points, uPVC double glazed window onto the side of the property and a composite glazed door giving access to the rear garden. Also being an excellent area for coat and shoe storage.



## First Floor Landing

A good size having lighting, in-built storage cupboard with a further airing cupboard with radiator, radiator and a feature uPVC double glazed bay window onto the side elevation and doors off.

## Bedroom One

13'3" x 9'9"

Having lighting, power points, radiator, fitted wardrobes and a uPVC double glazed window onto the front with stunning views over Snowdonia and Great Orme.

## Bedroom Two

12'11" x 12'5"

Having lighting, power points, radiator and two uPVC double glazed windows onto the side of the property.

## Bedroom Three

15'8" x 9'3"

Having lighting, power points, radiator and a uPVC double glazed window overlooking the rear of the property enjoying the mountain views.

## Bathroom

10'5" x 12'11"

Comprising of a free standing bath, low flush W.C., vanity hand wash basin, walk in shower enclosure with wall mounted shower, extractor fan, wall mounted heated towel rail, tiled floor, and a uPVC double glazed obscure window onto the side of the property.

## Outside

The property is approached via a driveway giving space for off road parking for two vehicles and a pathway and steps leads to the property. The front garden is bound by brick walls to either side having a lovely outlook towards the Clwydian Range. A timber gate leads to the rear garden.

The rear garden is much larger than average having an area laid to lawn with beautifully presented borders stocked with a variety of plants and shrubs, a newly laid raised paved area for outdoor dining. A further paved area which also gives access to the shed and brick built outbuilding, the property is bound by timber fencing to either side. Behind the rear fence at the top of the garden there is a further storage area.

## Garage

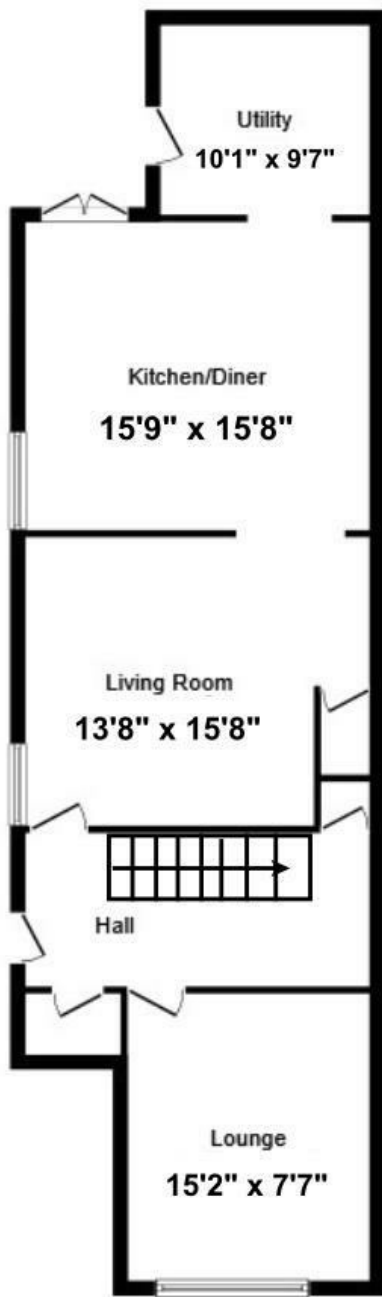
18'11" x 9'1"

Having double timber doors to the front, lighting and power. Being excellent for storing a car or storage.

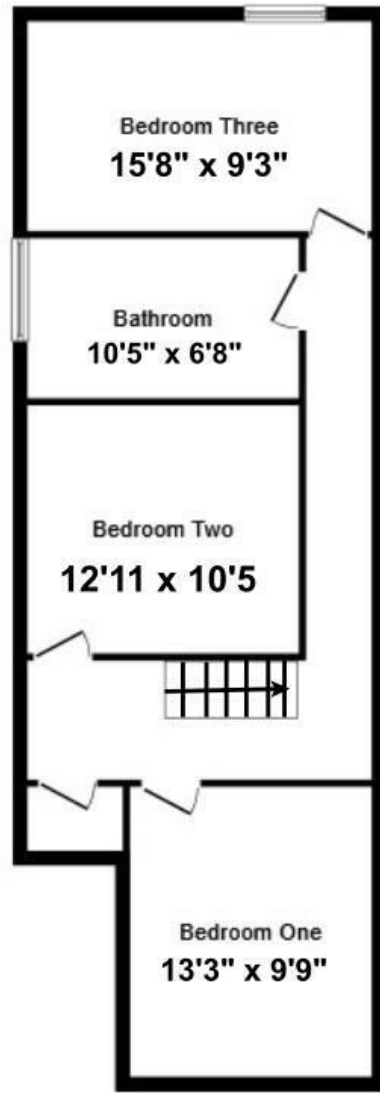
## Directions

Proceed from our Prestatyn Office through the village of Meliden in the direction of Dyserth. Continue past the Craig Park Hotel and Country Club and then turn left at the traffic lights onto Waterfall Road, continue past waterfall and up the hill to the traffic lights, proceed straight at the crossroads onto St Asaph Road.





**Ground Floor**



**First Floor**

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</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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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.