



111 CWM ROAD, Dyserth, Denbighshire LL18 6HR

PETER LARGE
The Plum Collection



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DYSERTH
DENBIGHSHIRE
LL18 6HR

This detached property enjoys modern refinements and stunning panoramic views over open countryside towards the Snowdonia mountain range and the coast.

19 Meliden Road, Prestatyn, Denbighshire LL19 9SD
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Residential

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DESCRIPTION

This detached property has been modernised and improved by the current owners to provide family accommodation with modern refinements to include a large lounge, open plan kitchen/diner, impressive entrance hall, four bedrooms, convenient ground floor shower room and luxury first floor bathroom along with a study/sitting room with a floor to ceiling window. The property enjoys stunning panoramic views across countryside and the Vale of Clwyd towards the Snowdonia mountain range (Eryri) and the coast. The property can be described as eco friendly with solar panels and an air source heating system. Having tiered gardens taking full advantage of the breath-taking panoramic views with a Triple Garage facility.

The village of Dyserth provides a primary school, range of shops and eateries with the A55 expressway and main town of Prestatyn with its retail park and busy High Street being both only a short drive away. There is also a selection of senior and primary schools within a five mile radius and public schools in Denbigh, Colwyn Bay, Llandudno and Chester. In Prestatyn there is a champion links golf course, main line railway station and stretches of award winning beaches.

Oak and frosted glazed Entrance Door into

IMPRESSIVE ENTRANCE HALL

Having engineered Oak flooring, double panelled radiator, inset spotlighting and a useful under stairs storage cupboard.

SPACIOUS LOUNGE

Glazed double doors lead from the Entrance Hall, having a continuation of the engineered Oak flooring, feature electric remote controlled fire, two double panelled radiators, double glazed bay window with superb panoramic views over open countryside towards Snowdonia, bi-fold doors lead out onto the front sun terrace. Opening into:-

KITCHEN/DINER

Having a range of white high gloss fronted base cupboards with matching wall units, granite worktop surface, 'Beko' electric built-in oven and grill with a four ring induction hob with convector canopy over, integrated dishwasher, washing machine and tumble dryer with matching front decor panels, built-in wine cooler, space for an 'American' style fridge freezer, single drainer sink with hose style mixer tap, central island incorporating a breakfast bar with cupboards beneath, double glazed window to the side elevation, power points, high gloss tiled floor, two double panelled radiator, inset spotlighting to ceiling, space for dining table, uPVC double glazed 'French' doors giving access to the rear garden.

GROUND FLOOR BEDROOM THREE

With a uPVC double glazed window to the front elevation enjoying the superb panoramic views, power points and radiator.

GROUND FLOOR BEDROOM FOUR

With a uPVC double glazed window overlooking the rear garden, radiator, power points and a built-in cupboard housing the workings for the air source heat pump.

GROUND FLOOR SHOWER ROOM

Having a three piece suite comprising large walk-in shower with glass screen and a rainfall shower head with additional shower head, pedestal wash hand basin, low flush w.c., chrome heated towel rail, fully tiled walls with a complimentary tiled floor.

From the Entrance Hall stairs with a glass balustrade lead up to the First Floor Accommodation and Landing with inset spotlighting, radiator and a 'Velux' window allowing in natural light.

BEDROOM ONE

This spacious master bedroom enjoys a dual aspect with views over the rear garden and breath taking panoramic views over open countryside towards Snowdonia (Eryri) and the coast, two double panelled radiators, power points, inset spotlighting and feature panelled walls.

STUDY/SITTING ROOM

Having a floor to ceiling window taking full advantage of the fantastic views, power points, radiator and inset spotlighting.

BEDROOM TWO

With inset spotlighting, radiator, power points and double glazed window enjoying an outlook over the rear garden.

LUXURY FAMILY BATHROOM

Having a three piece suite in white comprising a free standing bath with waterfall tap, oval wash hand basin set onto a floating vanity unit, low flush w.c., part tiled walls, complimentary floor tiles, chrome heated towel rail, inset spotlighting, double glazed window to the side elevation and a 'Velux' window to front both enjoying the outstanding views towards the coast and the Vale of Clwyd.

OUTSIDE

At the entrance to the property there is a Triple Garage with a single and double up and over door having solar panels to the roof. Steps with handrail lead up to the tiered gardens which has a lawn area with slate chipped gravelled raised boarders, further steps lead up to the paved SUN TERRACE taking full advantage of the stunning views, ideal for alfresco dining and entertaining. A gate to the side of the property leads to the rear paved patio with outside tap, lighting and the air source heat pump is situated. Steps lead up to tiered gardens having a variety of plants and shrubs, a lawn garden is bounded by woodland.

SERVICES

Mains electric, water and drainage are believed available or connected to the property. Heating by way of an air source heat pump, also the property has the benefit of solar panels.

DIRECTIONS

From the Prestatyn office turn left onto Meliden Road and proceed along through the village of Meliden, turn left at the traffic lights for Dyserth and proceed up Waterfall Road, at the next set of lights continue across and bear first left onto Cwm Road, proceed along and the property will be found on the left hand side by way of a 'For Sale' sign.

TENURE - Freehold

COUNCIL TAX BAND - F

EPC – A

Approx Gross Internal Area
161 sq m / 1734 sq ft



Ground Floor
Approx 96 sq m / 1035 sq ft

First Floor
Approx 65 sq m / 699 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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