



BROOKSIDE, James Park, Dyserth, Denbighshire, LL18 6AG

PETER LARGE
The Plum Collection



BROOKSIDE
JAMES PARK
DYSERTH
DENBIGHSHIRE
LL18 6AG

This unique detached house really has the wow factor with open plan living accommodation, four bedrooms and landscaped gardens.

19 Meliden Road, Prestatyn, Denbighshire LL19 9SD
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Residential

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DESCRIPTION This unique detached house really has the wow factor with open plan living accommodation to the ground floor with under floor heating, an Italian contemporary design kitchen giving a minimalistic feel, built-in music system throughout the property. Having a stunning Master Suite with ensuite bathroom, three further well appointed double bedrooms with the guest bedroom having an ensuite and a modern luxury bathroom. The landscaped garden has been well designed to fit in with the landscape having a balcony, terraced seating areas making the most of the dramatic surroundings with the river and quarry face. This really is a gem of a property giving a secluded private location with all the conveniences the village of Dyserth has to offer, only a stones throw away.

Composite entrance door with glazed side panels into:-

OPEN PLAN LIVING ACCOMMODATION With porcelain tiled floors with under floor heating.

ENTRANCE AREA Having an Oak staircase rising up to the first floor, modern room divider with built-in music system, built-in storage cupboard with sliding doors.

LOUNGE & DINING AREA Has a feature electric stove, slate tiled feature wall, inset spotlighting, floor to ceiling double glazed windows overlooking the courtyard with views of adjoining woodland.

KITCHEN Having a range of contemporary Italian design units comprising high gloss sliding doors conceal the 'American' style fridge freezer, two eye level electric ovens with warming draw with storage to side giving a minimal style finish, a large island with soft close drawers, open shelving, extensive corian worktop with inset three ring gas hob and circular island extractor fan, floor to ceiling double glazed windows overlook the adjoining countryside with mature trees and brook running nearby, bi-folding doors giving access to the **BALCONY**.

CLOAKROOM With floating w.c., wall mounted wash hand basin, chrome heated towel rail, slate tile walls to part, high level obscure glazed window and oak flooring.

UTILITY ROOM With one and a quarter single stainless steel sink with hose style tap over, cupboards beneath, plumbing for automatic washing machine and space for wall mounted dishwasher and Worcester gas fired boiler, double glazed window and continuation of the tiled floor.

LANDING With installation of the speakers and Oak flooring to the first floor. Underfloor heating controlling four different zones.

MASTER BEDROOM With a large double glazed picture window enjoying stunning views over the adjoining open countryside with the river flowing nearby. Inset spotlighting, power points and staircase to:-

EN-SUITE With Oak flooring to the **DRESSING AREA**, feature room divider with inset lighting, low flush w.c., wash hand basin set into floating vanity unit, heated towel rail, tiled steps up to a large bath with rainfall shower head and additional shower attachment, part tiled walls, waterfall style mixer tap. Six 'Velux' style windows allowing in natural light.

BEDROOM TWO With Oak flooring, fitted wardrobes, inset spotlighting and bi-fold doors leading out on to a **BALCONY** with glass balustrade enjoying the stunning views.

EN-SUITE With large walk-in shower cubicle and rainfall shower head. Low flush WC, floating wash hand basin, complimentary floor tiles and chrome heated towel rail. Double glazed feature window with views of the woodland.

BEDROOM THREE With Oak flooring, vertical radiator, power points and a double glazed window overlooking the adjoining woodland.

BEDROOM FOUR Fitted wardrobe with mirrored doors. Vertical radiator, Oak flooring, inset spotlighting and high-level double glazed window allowing in natural light.

BATHROOM Having an oval freestanding bath, feature wall mirror, low flush WC, floating wash hand basin with worktop to side and cupboards beneath. Wall mounted medicine cupboard, display with inset lighting, chrome heated towel rail, tiled floor with the underfloor heating.

OUTSIDE The property is approached via electric gates on to a driveway providing off road parking for several vehicles with an electrical charging point. Having a timber Garden Store, pathways bounded by Box hedging lead to the front entrance and BALCONY enjoying views over adjoining countryside. The balcony leads to the side garden with a decked patio with outside lighting ideal for alfresco dining and entertaining. Stairs lead down to a further seating terrace with balustrade enjoying views of the river and quarry face.

SERVICES

Mains electric and water are believed available or connected to the property with drainage by way of septic tank and bottled gas. All services and appliances are not tested by the Selling Agent.

DIRECTIONS

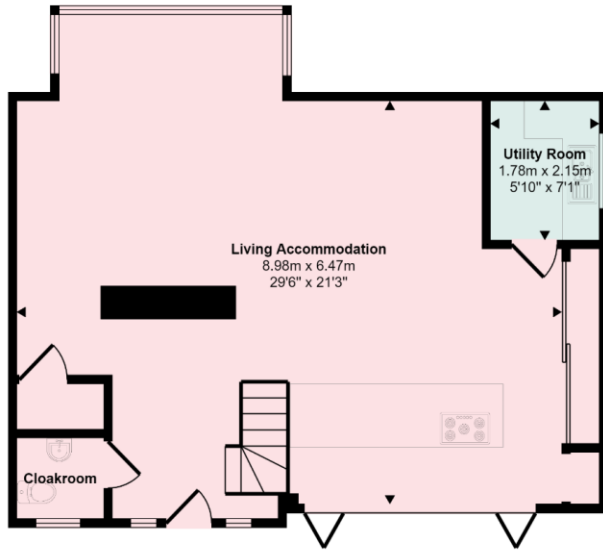
From the Prestatyn office turn left and proceed along Meliden Road, continue through the village of Meliden and turn left into Dyserth, proceed up Waterfall Road and turn left onto the High Street, bear left onto James Park and the property will be found at the far end on the right hand side.

TENURE - Freehold

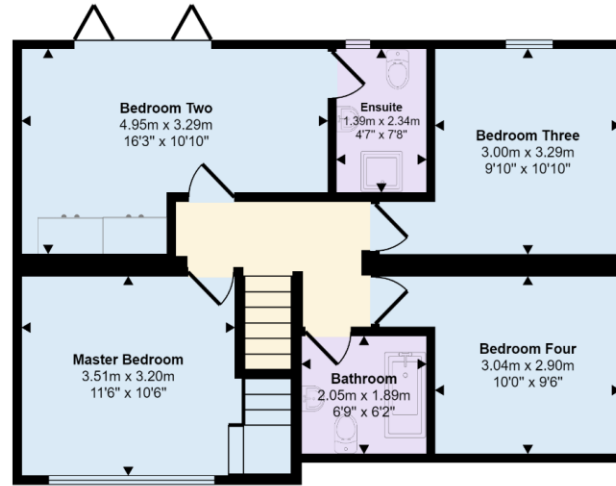
COUNCIL TAX BAND - E

EPC - F

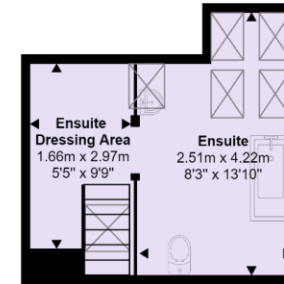
Approx Gross Internal Area
149 sq m / 1605 sq ft



Ground Floor
Approx 68 sq m / 734 sq ft



First Floor
Approx 65 sq m / 701 sq ft



Second Floor
Approx 16 sq m / 170 sq ft

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.



CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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