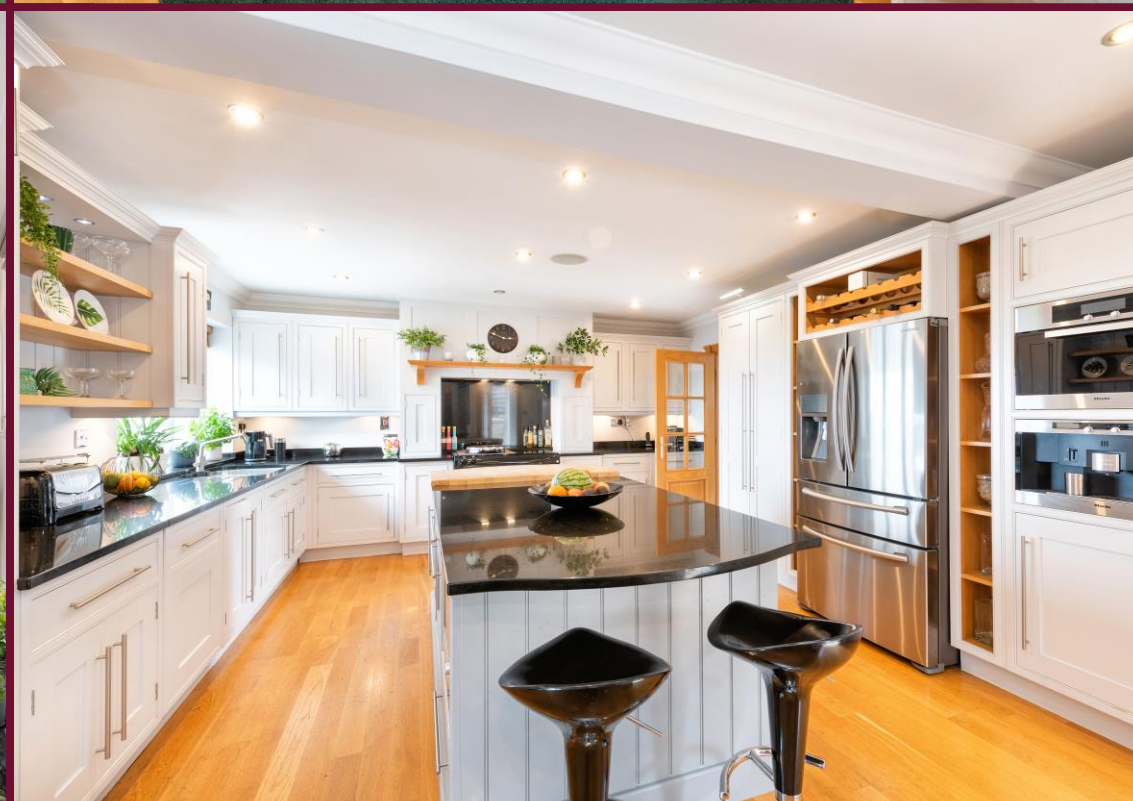




BRYN AFALLON, Hiraddug Road, Dyserth LL18 6HS

PETER LARGE
The Plum Collection



BRYN AFALLON
HIRADDUG ROAD
DYSERTH
DENBIGHSHIRE
LL18 6HS

This unique detached double fronted four bedroom house occupies an elevated position with uninterrupted panoramic views.

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DESCRIPTION

This unique detached double fronted four bedroomed house occupies an elevated position over looking the village of Dyserth with uninterrupted panoramic views towards The Great Orme, Anglesey and beyond. It is secluded and private yet it is within half a mile of this popular village which boasts an array of shops which cater for most everyday needs and a popular primary school. The coast is easily accessed at Prestatyn, about three miles away and the A55 expressway a similar distance.

The property was built in 1997 by its owners for their own occupation and is a fine example of the modern architecturally designed home. It combines spaciousness with an ease of maintenance and offers every refinement including underfloor heating to part, en-suite bedrooms, a double garage with office accommodation and a separate timber Lodge within the grounds. The whole of the property is ready to move into and is well suited to family occupation. Properties of this calibre rarely come to the open market and its sale will appear to the discerning buyer wishing to acquire a property on the North Wales coast which has outstanding accommodation and extensive views.

Composite Entrance Door into:-

SPACIOUS RECEPTION HALL

With floor to ceiling windows to the front elevation, ceramic flooring with underfloor heating, coved ceiling and Oak internal doors.

CLOAKROOM

Having a low flush w.c, wash hand basin with tiled splash back, heated towel rail and a continuation of the ceramic floor with underfloor heating.

LOUNGE

Having a feature Adam style fireplace housing a living flame coal effect gas fire, Oak flooring, power points, coved ceilings and patio doors leading on to the front of the property.

DINING ROOM

With Oak flooring, power points, radiators and double patio doors leading to the front of the property.

KITCHEN

Having a comprehensive range of fitted units with larder cupboards, large glass fronted China display cabinet, a central island with granite worktop incorporating a breakfast bar with built-in wine rack and cooler, electric Aga cooking range, twin basin sink unit, void for an 'American' style fridge freezer, built-in appliances to include a steam oven, microwave and coffee machine, Oak flooring, inset spotlighting and windows enjoying superb coastal views.

SIDE VESTIBULE

Having a ' Worcester' oil fired central heating boiler and plumbing for an automatic washing machine.

SITTING ROOM

With breakfast area and a seating area having a wood burner, inset lighting, and a large picture window which enjoys outstanding uninterrupted coastal views towards the North Wales coast The Great Orme in Llandudno and Anglesey beyond, patio doors lead onto the garden ideal for alfresco dining.

GROUND FLOOR MASTER SUITE

With double doors leading on to the patio area with outstanding coastal views, Oak flooring and power points.

MASTER ENSUITE

Having a luxury suite comprising free standing double ended bath with mixer tap, purpose built shower cubicle, built-in T.V., low flush w.c, his and hers wash hand basins set in a vanity unit with fitted mirror over, vertical radiator, under floor heating and tiled walls.

MASTER DRESSING ROOM

With oak flooring, extensive built-in storage providing hanging rails and custom made storage shelving.

Oak stairs with glass balustrade leading from the Reception Hall to the First Floor accommodation and Landing with study area and a linen store cupboard.

BEDROOM TWO

With feature port hole window enjoying extensive coastal view, a range of fitted wardrobes, radiators and power points.

EN-SUITE BATHROOM

Having a panelled bath, wash hand basin set in a vanity unit, low flush w.c, part tiled walls and port hole window enjoying coastal views.

BEDROOM THREE

Enjoying outstanding views with a radiator and power points.

BEDROOM FOUR

With a feature porthole window, fitted wardrobe, radiator and power points.

EN-SUITE SHOWER ROOM

Having a three piece suite comprising shower cubicle, wash hand basin in vanity unit, low flush w.c. and port hole window enjoying extensive coastal views.

OUTSIDE

The property is approached over a long driveway from Hiraddug Road with automated electric gates leading to a stone slabbed patio and driveway offering extensive parking for several vehicles. A DOUBLE GARAGE has power and light with a useful STORE ROOM and OFFICE. The gardens to the rear enjoy superb panoramic views with extensive patio areas which are ideal for alfresco dining with timber decking and balustrades with lawn areas. Having a brick built GARDEN STORE with a separate w.c. and wash hand basin.

Steps lead up to –

LODGE

This timber lodge is situated within the grounds and enjoys an elevated position with views overlooking the main house, towards Anglesey, The Great Orme and Craig Fawr with extensive hillside views. The accommodation affords:-

KITCHEN/LIVING AREA

Being timber clad throughout, with a wash basin and built-in cocktail bar.

BEDROOM

Is timber clad throughout with a ceramic tiled floor.

SHOWER ROOM

With shower cubicle, pedestal wash hand basin and low flush w.c., heated towel rail and ceramic floor.

SERVICES

Mains electric, water and drainage are believed available or connected to the property with oil fired heating and underfloor heating to part, Calor Gas for cooker. All services and appliances are not tested by the Selling Agent.

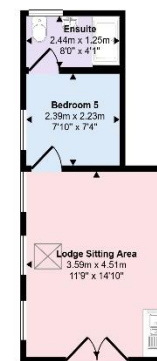
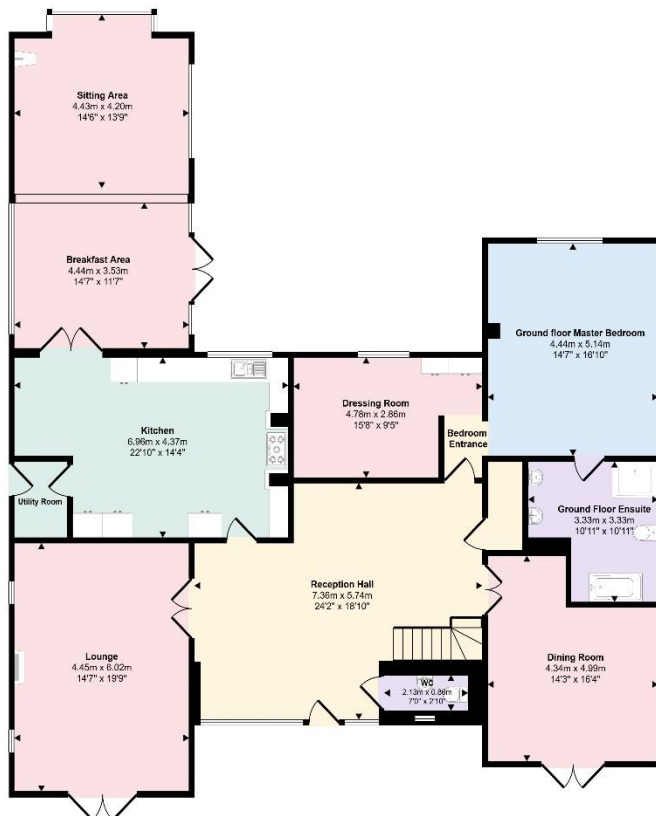
DIRECTIONS

From the Prestatyn office proceed along Meliden Road bearing left at Dyserth crossroads. Proceed up past Dyserth Waterfall and turn left at the lights on to the high street and after the shops turn right onto Hiraddug Road and the property can be seen on the right hand side.

TENURE - Freehold

COUNCIL TAX BAND - H - Denbighshire County Council

EPC - D



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 bedroom suites are representative only and may not look like the real items. Made with Goodie Snappy 360.



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

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