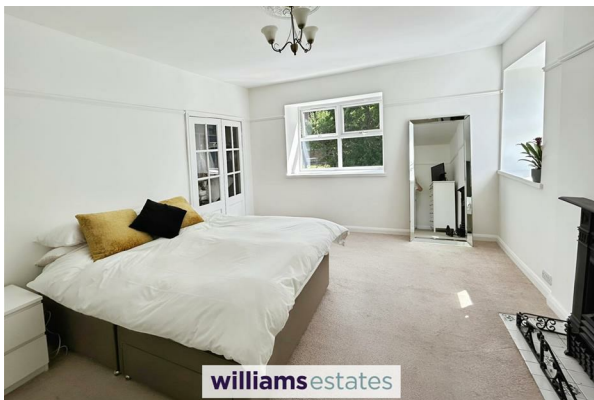


# williamslettings



**1, Bodhyfryd Waterfall Road, Dyserth,  
RHYL, Denbighshire, LL18 6DB**

**£1,100 PCM**

 2  1  2  B

**EPC - B87    Council Tax Band - C    Deposit - £1,100 PCM**

# Waterfall Road, RHYL

## 2 Bedrooms - Character Property

A beautifully presented two bedroomed cottage available to let in the village of Dyserth, the property has plenty of character and offers comfortable spacious living. Two double bedrooms and bathroom to the upstairs, with a large lounge, kitchen diner and conservatory downstairs, enclosed garden with patio area and shared driveway with parking for one car. and garage. The property also benefits from being fully insulated, Solar panels.& heat exchanger so utility bills are very low. To be considered for this property you will need an annual income of above £33,000

### Hallway

### Lounge

12'8" x 15'3"

Large lounge with inglenook fireplace beautiful bay window with deep window sill overlooking the front and a further window to the side, the living area also extends under the staircase.

### Kitchen/diner

11'6" x 16'3"

Large area with modern kitchen units, integrated oven and hob, room for dining table, feature inglenook fireplace.

### Conservatory

7'11" x 13'5"

Additional room off the kitchen, light and spacious with patio doors leading into the garden.

### Bathroom

8'9" x 6'4"

Modern bathroom suite with shower over bath, large window out to the rear of the property.

### Main bedroom

12'9" x 15'5"

A beautiful large room with dual aspect windows large built in wardrobe and feature fireplace.

### Bedroom 2

12'0" x 9'6"

Double sized bedroom with storage cupboard and overlooking the rear of the property.

### Rear Garden

Enclosed rear garden with patio area, artificial grass and mature shrubs.

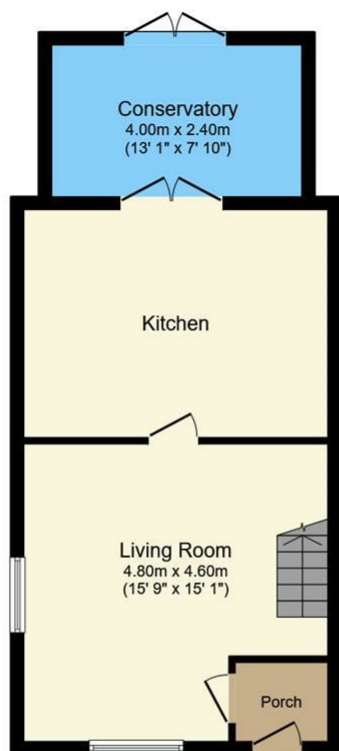
### Shared Driveway to the side & garage

### Additional note

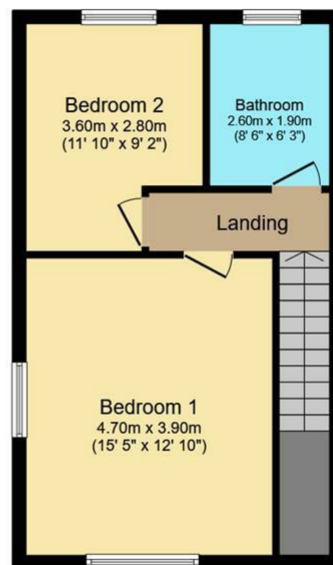
The log burner will be removed from the property before anyone moves in







**Ground Floor**  
Floor area 50.6 sq.m. (545 sq.ft.)



**First Floor**  
Floor area 40.3 sq.m. (434 sq.ft.)

Total floor area: 90.9 sq.m. (979 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
**01745 299399**

**Lettings@williamsestates.com**

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.

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