

williamslettings



**14 Dyserth Hall Mews, Dyserth, Rhyl,
LL18 6BX**

£975

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EPC - E47 Council Tax Band - E Deposit - £975

Dyserth Hall Mews, Rhyl

2 Bedrooms - Character Property

A fabulous stone built converted barn situated in desirable courtyard very close to the Village of Dyserth. Offering modern comforts whilst retaining many area of the original features. Large living room, fitted kitchen with integral oven, hob, two double bedrooms, bathroom and outdoor area to the rear, parking at the front of the property for two cars and garage. To be consider for this property you need an annual income of above £29,250

Entrance Porch

Stone built entrance porch with seating.

Hallway leading to

Lounge

16'10" x 9'10"

A large living area with vaulted ceiling and beautiful beams and plenty of character, two windows overlooking the front of the property and a feature fireplace with electric mock log burner

Kitchen

2.848x2.692

Traditional fitted kitchen with wall base and drawer units, integrated oven hob and extractor and access to the rear outdoor space.

bedroom 1

10'6" x 10'1"

A double bedroom with vaulted ceiling window overlooking the rear outdoor space and built in wardrobe.

Bedroom 2

9'5" x 10'10"

Another good sized bedroom with large fitted wardrobes also overlooking the rear of the property.

Bathroom

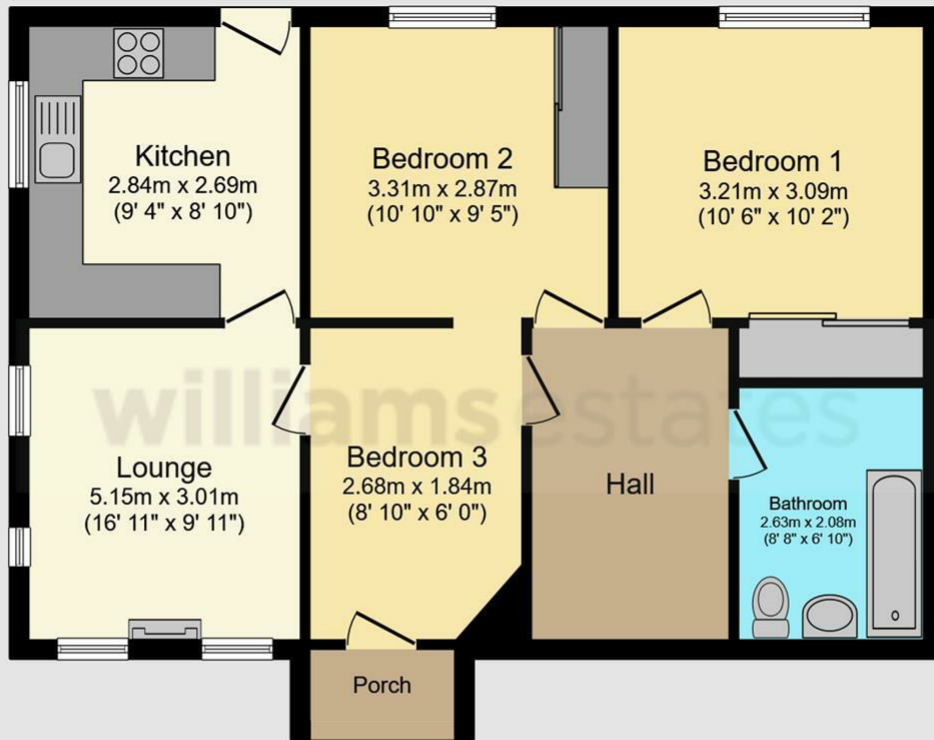
6'9" x 8'7"

A lovely modern bathroom with shower over bath, pedestal basin, WC and heated towel rail.

Outside space

Stretching along the rear of the property, there is a decked area for outdoor living. to the front of the parking there is parking for two cars along with a garage within a block adjacent to the property.





Floor Plan

Floor area 68.7 sq.m. (740 sq.ft.)

Total floor area: 68.7 sq.m. (740 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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