

**7 Rhodfa Conwy, Dyserth, Denbighshire,  
LL18 6LS**

**£350,000**

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**EPC - D63**

**Council Tax Band - G**

**Tenure - Freehold**



# Rhodfa Conwy, Dyserth

## 4 Bedrooms - House - Detached

A superb opportunity to acquire a unique detached family home, situated within the sought after village of Dyserth. Boasting stunning views of the North Wales Coastline and Countryside and being full of character throughout. The accommodation comprises of four bedrooms, home office/study (potential to be used as a fifth bedroom) lounge, kitchen/diner, bathroom, utility, cloakroom and an integral garage. Benefits include central heating, ample off-road parking and being close to all local amenities. Viewing is highly recommended. EPC Rating D 63.



### Accommodation

Via a hardwood door leading into entrance hallway.

### Entrance Hallway

Having double panelled radiator, stairs off to the first floor landing and doors off.

### Lounge

26'2" x 13'7" (7.98 x 4.14)

Having coved ceiling, feature fireplace, power points, double panelled radiator, double glazed window to the front elevation, double glazed windows to the side elevation and double glazed sliding patio doors giving access to the rear garden.

### Kitchen with Dining Area

19'10" x 10'10" (6.05 x 3.30)

Fitted with a range of wall, drawer and base units with worktop surfaces over, sink and drainer with mixer tap over, plumbing for automatic dishwasher, part tiled walls, void for slot in cooker and extractor fan over, power points, radiator, breakfast bar, double glazed window overlooking the rear elevation and door leading into the utility room.

### Utility Room Off

8'6" x 8'2" (2.59 x 2.49)

With plumbing for automatic washing machine, free standing oil fired central heating boiler, personal door to the garage, power points, door leading to the WC and a glazed timber door giving access into the rear gardens.

### W.C.

Fitted with a low flush w.c. and an obscure double glazed window to the side elevation.

### Stairs Leading To The First Floor Landing

Having power point, loft hatch access and doors off.

### Bedroom One

15'8" x 12'5" (4.78 x 3.78)

Having radiator, coved ceiling and double glazed window giving an aspect over the rear enjoying far reaching panoramic coastal views.



### Bedroom Two

13'5" x 12'5" (4.09 x 3.78)

Having coved ceiling, radiator, fitted wardrobes with mirrored sliding doors and leaded double glazed window giving an aspect over the front.

### Bedroom Three

8'8" x 10'1" (2.64 x 3.07)

Having radiator, large storage cupboard, power points and double glazed leaded window giving an aspect over the front.

### Bedroom Four

15'0" x 8'3" (4.57 x 2.51)

Having radiator, power points and leaded double glazed window giving an aspect over the front.

### Home Office / Study

8'2" x 6'0" (2.49 x 1.83)

Potential to be used as a fifth bedroom, having power points and double glazed window overlooking the rear enjoying far reaching panoramic views.

### Family Bathroom

10'5" x 8'8" (3.18 x 2.64)

Fitted with a four piece suite in white comprising of panelled bath, low flush w.c., pedestal wash hand basin, purpose built shower cubicle, heated towel rail, storage cupboard, part tiled walls, tiled flooring and double glazed window.

### Garage

16'3" x 8'3" (4.95 x 2.51)

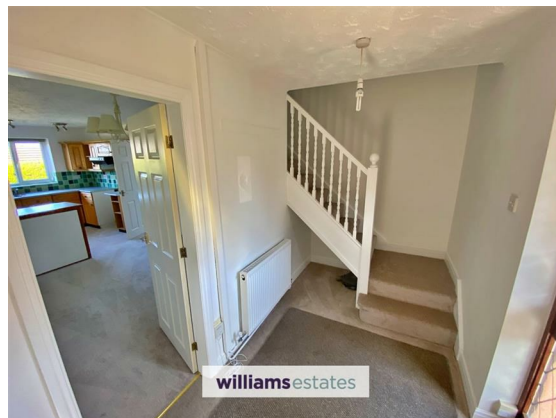
Having up-and-over door, lighting and power.

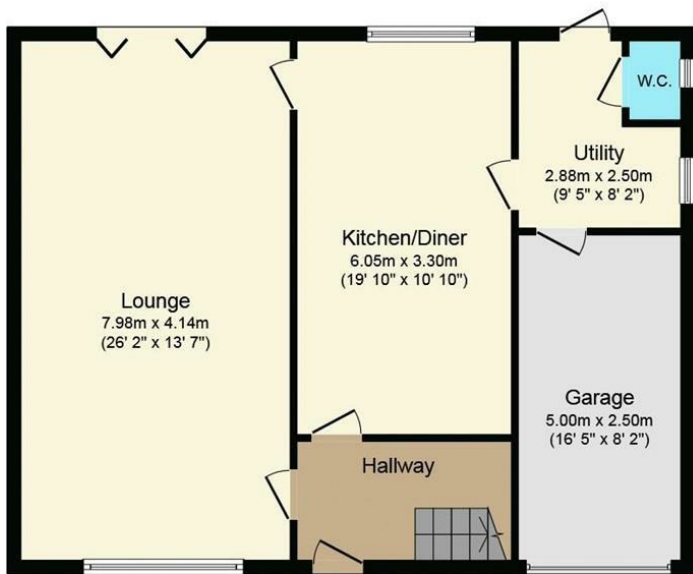
### Outside

The property is approached over a large brick paved driveway offering off street parking and leading to an Integral Garage with up and over door. The gardens to the front are lawn with surrounding borders. A timber gate gives access to the rear gardens which consist of a gravelled area with a timber constructed garden store and storage tank, a paved patio with a raised decking area and leading down to a lawn with a variety of mature shrubs. The gardens are bounded by conifer trees affording privacy.

### Directions

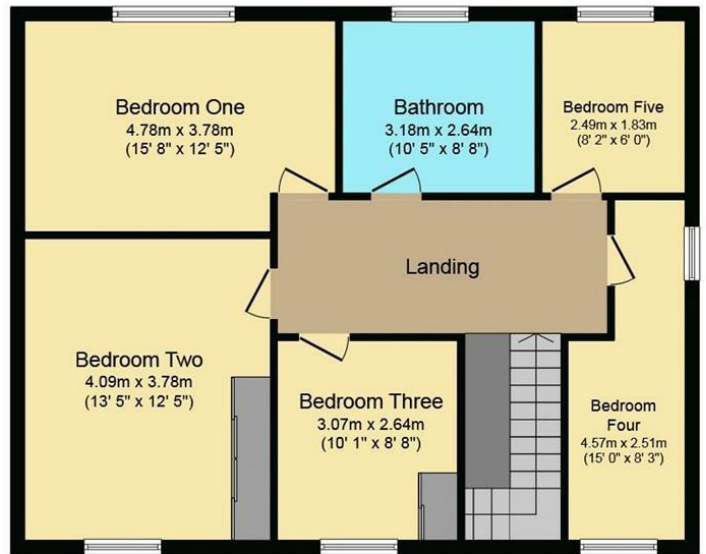
Proceed from Prestatyn through Meliden and turn left for Dyserth, proceeding along Waterfall Road. Turn left onto Gwelfor Parc, continue to the top, turn left onto Rhodfa Conwy and the property can be seen on the left hand side.





### Ground Floor

Floor area 80.9 sq.m. (871 sq.ft.) approx



### First Floor

Floor area 81.0 sq.m. (872 sq.ft.) approx

Total floor area 161.9 sq.m. (1,743 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

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