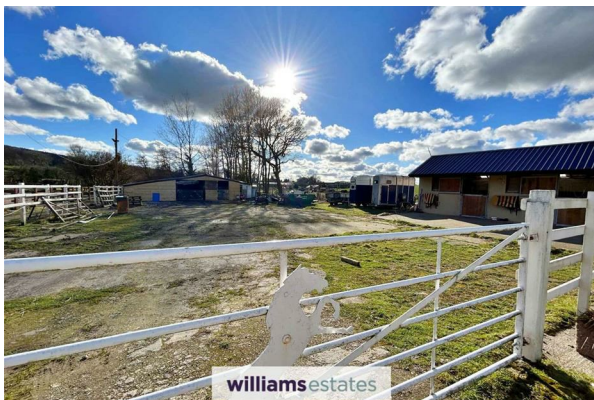


# williams estates



**Dilwen Lloc, Flintshire, CH8 8RG**

**£650,000**

 4  2  2  F

**EPC - F32    Council Tax Band - G    Tenure - Freehold**

# , Lloc

## 4 Bedrooms - House - Detached

Dilwen, is situated in a prominent location of North Wales, having easy access to local amenities, close to the A55 Expressway with links to Chester and beyond and enjoys unspoilt views of the North Wales countryside. The plot is approx. 3 acres, comprising of a menage, three fields, yard area, three stables, various outbuildings/storage facilities, two mobile homes and a four-bedroom detached house. Planning has previously been granted by the local council, which has now lapsed. Internal viewing is highly advised. EPC Rating F32.

### Accommodation

Via a uPVC double glazed decorative front door leading into an ;

### Entrance Porch

6'3" x 6'0"

Having uPVC double glazing surrounding with views looking out towards the menage, stables and countryside beyond and a door leading into the ;

### Entrance Hall

Having lighting, radiator, under-the-stairs storage cupboard and stairs and doors off to further accommodation.

### Ground Floor Bedroom

17'5" x 10'0"

Having lighting ,power points, radiator, obscure double glazed window to the rear and a door leading into the ;

### Downstairs Shower Room

9'1" x 5'3"

Having a low flush WC, hand wash basin, wall-mounted shower with non-slip flooring, tiled walls, two double glazed obscure windows to the side and front, lighting and radiator.

### Living Room/ Lounge

25'6" x 12'2"

Having lighting, power points, radiator, feature fireplace with an open coal burner, timber framed windows to the rear, uPVC double glazed window to the front and side, feature wooden ceiling beams and a door into the ;

### Kitchen/Diner

15'0" x 12'2"

Comprising a range of wall, drawer and base units with complementary worktops over, void for free-standing cooker, rayburn burner, stainless steel sink with mixer tap over, partially tiled walls, double glazed windows to the front enjoying extensive views toward the yard and countryside beyond, dining space and an opening into the ;

### Utility

12'0" x 8'4"

Having a space for free-standing fridge/freezer, uPVC double glazing surrounding, door providing access to the rear garden and a door leading into ;

### Lean-To Porch

17'5" x 3'6"

Having lighting, glazed window to the rear and a uPVC double glazed door providing access to the front of the property.

### Stairs to the First Floor Landing

### First Floor Landing

Having lighting, power points, a uPVC double glazed window to the front with lovely countryside views, in-built storage cupboards and doors off to further accommodation.

### Bathroom

13'3" x 5'3"

Comprising a low flush WC, in-vanity hand wash basin, bath with taps over, double walk-in shower enclosure, lighting, wall-mounted heated towel rail and a double glazed obscure window to the front.

### Bedroom

12'3" x 11'9"

Having lighting, power points, radiator and a uPVC double glazed windows to the front and side enjoying the views over the yard, menage and countryside beyond.

### Bedroom

11'11" x 11'3"

Having lighting, power points, radiator and a uPVC double glazed window to the rear.

### Bedroom

11'10" x 10'0"

Having lighting, power points, radiator and a uPVC double glazed window to the rear.

### Outside

Sat on roughly 3 acres of land the property benefits from an array of open space. Benefitting from a private garden space, yard area, three fields, menage and bridle path. Including multiple outbuildings/storage facilities, additional stable space, two mobile homes and is situated with extensive countryside surrounding and is entirely private.

### Previous Planning Application

<https://planning.agileapplications.co.uk/flintshire/details/26033>

### Directions

Proceed from our Prestatyn office along Meliden road in the direction of Meliden. Pass through the village and then turn left onto Waterfall Road in the direction of Dyserth. Continue up the hill and turn left at the junction onto the High Street. Proceed through the centre of the High Street from Dyserth which in turn takes you to Trelawnyd. Continue through the village past Jacksons Nurseries and at the roundabout continue straight across and our For Sale board can be found on the right hand side across from Misty Waters.





### Floor Plan

Floor area 105.4 sq.m. (1,134 sq.ft.) approx

Total floor area 105.4 sq.m. (1,134 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		32	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.