



**Hillside Caerwys Road, Cwm, Dyserth,
Denbighshire, LL18 6HT**

Offers Over £400,000

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EPC - C76 Council Tax Band - E Tenure - Freehold

Caerwys Road, Dyserth

3 Bedrooms - Bungalow - Detached

Williams Estates are proud to advertise For Sale, a rare opportunity to acquire a modern three bedroom detached bungalow, situated in a designated Area of Outstanding Natural Beauty in a sought after rural area with stunning panoramic views of the sea and countryside. Affording three bedrooms, kitchen/diner, living room, ensuite and bathroom. Added benefits include uPVC double glazing, stunning countryside views, ample off-road parking, detached garage and being within easy access of all local amenities and the A55 expressway. Internal viewing is highly recommended to fully appreciate. EPC Rating - C 76



Accommodation

via a modern double glazed obscure door, leading into the;

Entrance Porch

Having lighting, space for shoe-storage / coat hanging, uPVC double glazed windows onto the side and rear and a door off.

Kitchen/Diner

23'7" x 14'5" (7.19 x 4.39)

A light and airy room, comprising of wall, drawer and base units with complementary worktop over, integrated fridge/freezer, integrated microwave, integrated electric oven with induction hob above over and extractor fan above, central island housing an integrated dishwasher and integrated washing machine with a sink and a half and drainer with mixer tap over, lighting, power points, partially tiled walls, uPVC double glazed windows onto the front and rear enjoying stunning views of the countryside and a door off into the;



Inner Hallway

Having lighting, power and doors off to further accommodation.

Bedroom One

16'7" x 8'7" (5.05 x 2.62)

Having lighting, power points, radiator and a large uPVC double glazed window onto the rear enjoying countryside views.



En-suite

8'10" x 8'6" (2.69 x 2.59)

A very well presented en-suite shower room, comprising of a low flush w.c., vanity hand-wash basin, walk-in shower enclosure with wall mounted shower, heated towel rail, lighting, floor to ceiling tiling and a double glazed window onto the rear.

Bedroom Two

12'10" x 8'10" (3.91 x 2.69)

Having lighting, power points, radiator and a uPVC double glazed window onto the front elevation.

Bedroom Three

10'7" x 8'10" (3.23 x 2.69)

Having lighting, power points, radiator, fitted wardrobes and a uPVC double glazed window onto the front elevation.

Living Room

22'0" x 21'11" (6.71 x 6.68)

A light and airy room, having lighting, power points, radiator, burner with complementary surround and hearth, uPVC double glazed sliding patio door onto the rear, modern double glazed door onto the front elevation and uPVC double glazed window onto the front elevation.



Bathroom

8'8" x 6'10" (2.64 x 2.08)

A modern bathroom, fitted with a electric rain shower, vanity hand-wash basin, towel rails, floor to ceiling tiling, bath with taps over, inset spot lighting and a double glazed window onto the rear elevation.

Outside

The property is approached via a driveway, providing ample space for off-road parking.

The gardens are split to either side of the property, both having plenty of space and room for outside entertaining. Both gardens being filled with mature hedging, planting and flowers. The outside enjoys outstanding views of the North Wales countryside from every aspect.



Detached Garage

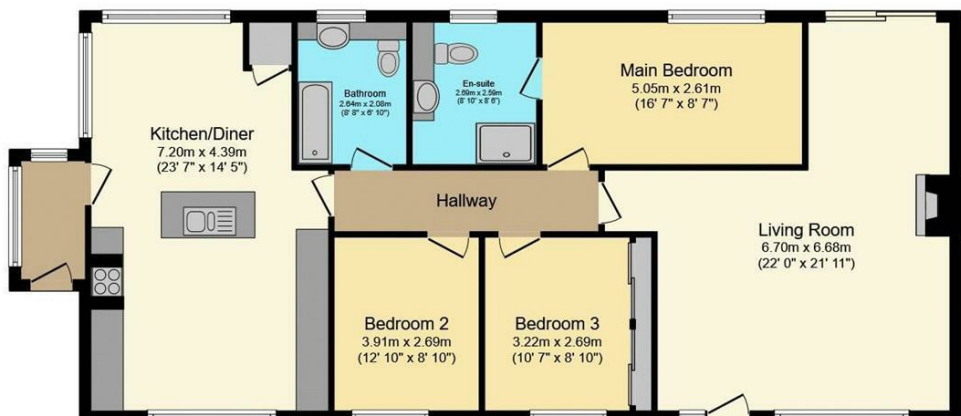
20'6" x 15'9" (6.25 x 4.80)

A good sized double garage with remote control electric doors, power and lights and rear door.

Notes

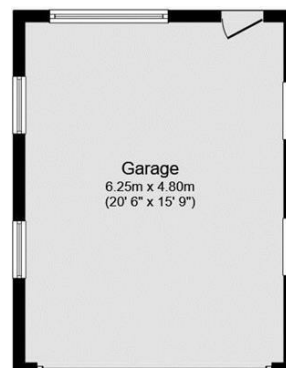
The property is offered with no forward chain





Floor Plan

Floor area 117.4 sq.m. (1,263 sq.ft.) approx



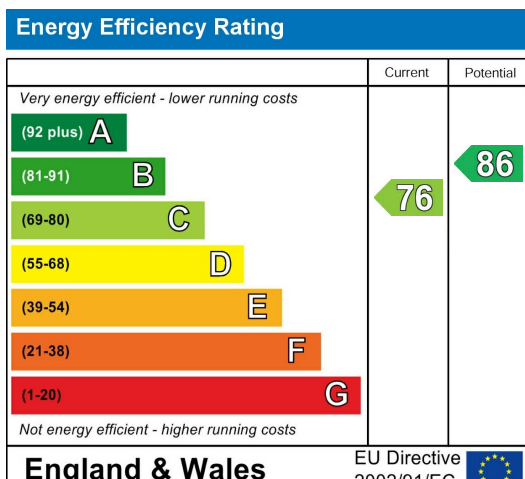
Garage

Floor area 30.3 sq.m. (326 sq.ft.) approx

Total floor area 147.7 sq.m. (1,590 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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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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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