



3 Maes Cwyfan, Dyserth, Dyserth, Denbighshire, LL18 6BF

£299,950

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EPC - C77

Council Tax Band - E

Tenure - Freehold

Maes Cwyfan, Dyserth

3 Bedrooms - House - Detached

With the property being unexpectedly back on the market through no fault of its own, now is your chance to seize this incredible opportunity. Whether you're looking for a peaceful retreat or a place to call home, this house in Maes Cwyfan is sure to exceed your expectations.

Nestled in the charming location of Maes Cwyfan, Dyserth, this stunning detached house is a true gem that is sure to capture your heart. The breathtaking views that greet you from every angle are simply unparalleled, offering a sense of tranquillity that is hard to find elsewhere.



Accommodation

via a modern door with obscured panelling leading into;

Entrance Hall

Having radiator, lighting, power points, stairs to first floor landing and doors off;

Living Room

14'7" x 11'1" (4.45 x 3.38)

Having lighting, power points, t.v. aerial point, internet access point, radiator and a uPVC double glazed window to the front elevation.

Kitchen/Diner

20'5" x 11'5" (6.22 x 3.48)

Of a very good size, having a modern kitchen comprising wall, drawer and base units with complementary worktops over, integrated eye-level oven, four-ring gas hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, lighting, power points, radiator, storage cupboard, ample space for dining, uPVC window out to the rear showcasing fantastic views and uPVC double patio doors giving access to the rear garden and letting in plenty of natural light.



Utility Room

7'0" x 3'4" (2.13 x 1.02)

Having lighting, radiator, void and plumbing for washing machine, power points, extractor fan, consumer unit and mounted boiler ample space for storage.

Downstairs Cloakroom

4'7" x 3'4" (1.40 x 1.02)

Comprising low-flush W.C., lighting, radiator, hand wash basin with mixer taps over and extractor fan.

Stair To First Floor Landing

Of a good size having lighting, power points, smoke detector, loft access hatch, radiator, storage cupboard, and a uPVC obscure glazed window to the side elevation.



Bedroom One

13'4" x 10'3" (4.06 x 3.12)

A light and airy room having lighting, fitted wardrobes, power points, radiator, uPVC double glazed window to the front elevation and a door leading into;

En-suite

6'9" x 5'2" (2.06 x 1.57)

Comprising low flush W.C., double shower enclosure with rainforest and telephonic shower head, hand wash basin with mixer tap over, heated towel rail, lighting, extractor fan and uPVC double glazed obscured window to the front elevation.

Bedroom Two

8'6" x 10'4" (2.59 x 3.15)

Having lighting, power points, radiator, fitted wardrobes and a uPVC double glazed window with stunning views out to the coast, Dyserth Hillside and Meliden mountain.

Bedroom Three

9'9" x 8'7" (2.97 x 2.62)

Having lighting, power points, radiator and uPVC double glazed window to the rear elevation with continued views of Dyserth and Meliden mountain.

Family Bathroom

6'10" x 7'3" (2.08 x 2.21)

Comprising low-flush W.C., hand wash basin with mixer tap over, panelled bath with taps over, heated towel rail, extractor fan, lighting and a uPVC obscure glazed window to the side elevation.

Outside

The property is approached via paved driveway providing ample off-road parking, leading up to the garage. The front garden is laid-to-lawn with mature bush hedging providing privacy from the main road.

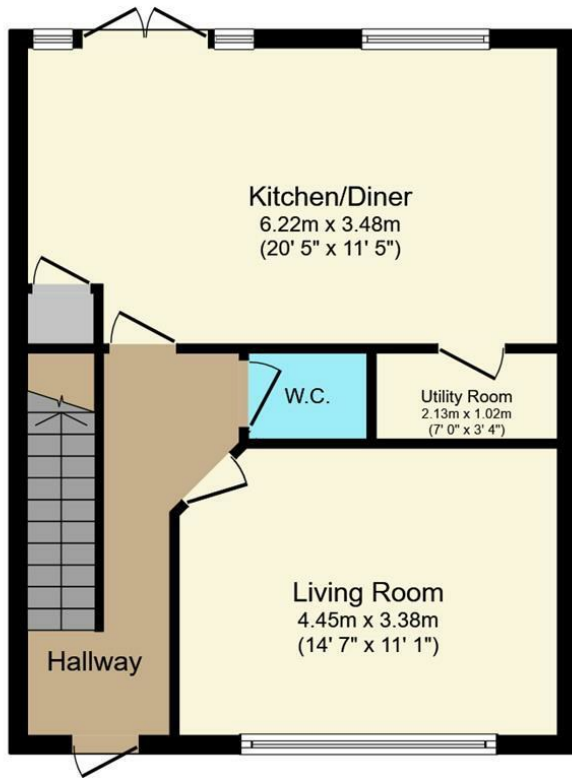
To the rear the garden is landscaped with areas to enjoy the sunshine at all times of the day having a raised area that's laid with slate gravel ideal for al-fresco dining.

There are then steps leading down to the garden which is split level and laid with artificial grass for ease-of-low maintenance having raised planters which are home to a variety of flowers. The garden is enclosed by timber fencing providing privacy but still having unspoilt views to Allt Y Graig, Dyserth Mountain and Cwm Woods.

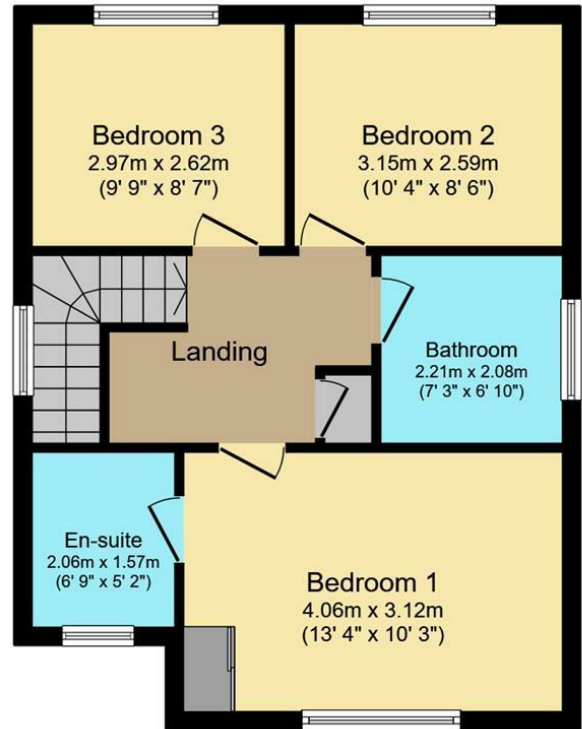
Directions

Proceed from Prestatyn office left to the roundabout. Take the first exit off and continue along Meliden Road and through the village of Meliden and pass the Dyserth Falls resort on the left. Continue past the traffic lights and take the next turning left onto Maes Cwyfan. Follow the road onto the Cysgod Y Graig development where the property can be found on your left hand side.





Ground Floor
Floor area 50.2 m² (541 sq.ft.)



First Floor
Floor area 48.5 m² (522 sq.ft.)

TOTAL: 98.7 m² (1,063 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		77	
(55-68) D			
(39-54) E			
(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.