



**Springwood, 1 Lower Foel Road,  
Dyserth, Denbighshire, LL18 6AT**

**£240,000**

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**EPC - TBC**

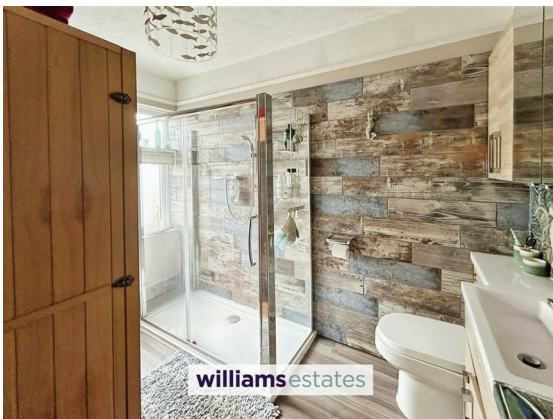
**Council Tax Band - D**

**Tenure - Freehold**

# Lower Foel Road, Dyserth

## 3 Bedrooms - House - Detached

This gorgeous detached property is Available For Sale in the quaint village of Dyserth. Sat in a prominent position, the property offers a great location for those looking to reside in a peaceful village. Internally the property offers a great sized Kitchen-Diner, Two Reception rooms, Two Bedrooms and Two Shower Rooms. We would highly encourage viewing this one! EPC Rating TBC



### Accommodation

Access via a uPVC double glazed front door into the ;

### Entrance Porch

Having space for shoe and coat storage and a door into the;

### Entrance Hallway

Having doors and stairs off to further accommodation

### Study/Second Reception Room

12'03 x 11'03 (3.73m x 3.43m )

Having lighting, power points, radiator, feature brick fireplace, under-the-stairs storage cupboard and a large uPVC double glazed bay window to the front.

### Living Room

12'08 x 10'03 (3.86m x 3.12m )

Having lighting, power points, radiator, a feature log burner and fireplace and a large uPVC double glazed bay window to the front with a window-seat.

### Kitchen-Diner

20'8 x 12'1 (6.30m x 3.68m )

Having a range of modern wall, drawer and base units with complementary worktops over, void for tall-standing fridge-freezer, void for dishwasher, stainless steel single drainer sink with mixer tap over, void and plumbing for washing machine, integral cooker, integral electric hob with extractor hood above, tiled splashbacks, power points, lighting, Worcester oil fired central heating boiler, ample dining space, two radiators, uPVC double glazed window to the front and uPVC double glazed patio doors to the garden.

### Bedroom Two

13'2 x 8'8 (4.01m x 2.64m )

Having lighting, power points, radiator and two uPVC double glazed windows one to the side and one to the front and a door leading into the ;

### En-Suite

7'10 x 2'10 (2.39m x 0.86m )

Having a low flush WC, vanity hand wash basin, shower enclosure with wall mounted shower over and lighting.



### Bedroom One

13'04 x 11'05 (4.06m x 3.48m)

Having lighting, power points, radiator, built in storage cupboard and a uPVC double glazed window to the front welcoming views across the village and toward the hillside beyond.



### Bathroom

10'04 x 8'02 (3.15m x 2.49m)

Fitted with a vanity hand wash basin, low flush WC, shower enclosure, tiled walls, lighting, radiator and a uPVC double glazed obscure window to the side.

### First Floor Landing

Having lighting, power points, radiator and a doors off to further accommodation.

### Outside

The property is approached via a singular access pathway and steps leading to the front door.

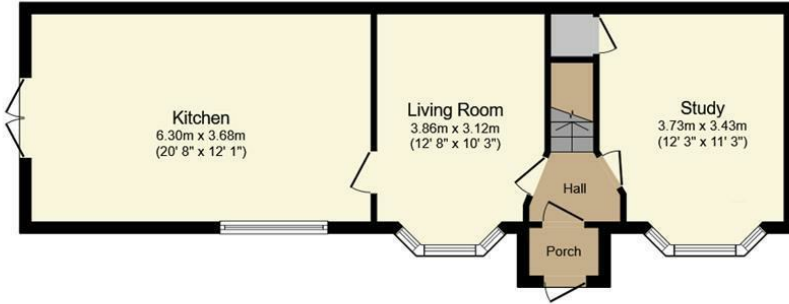
The gardens are positioned to the side of the property being primarily concrete laid with space for parking. Having a detached garage and ample areas for plant pots. Bound by fencing and a stone wall to the rear.



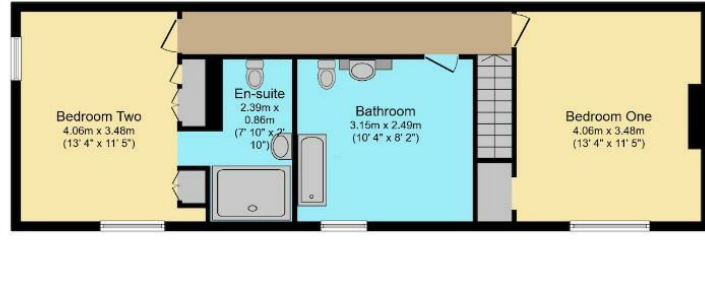
### Directions

Proceed from Prestatyn office left to the round about, take the first exit and continue along Meliden Road, through the village of Meliden passing the Marian Resort on the left hand side, take the next left sign posted Dyserth to Waterfall Road and continue along the road, up the hill to the traffic lights, turn left onto the High Street and proceed through Dyserth High Street passing the Spar convenience store on the right hand side, continue along and there is a Doctors surgery on the left, turn opposite onto Foel Road and continue onto Lower Foel Road, the property can then be found on your left hand side by way of our For Sale Board.





**Ground Floor**  
Floor area 56.5 m<sup>2</sup> (608 sq.ft.)



**First Floor**  
Floor area 42.2 m<sup>2</sup> (454 sq.ft.)

**TOTAL: 98.7 m<sup>2</sup> (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](http://www.Propertybox.io)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	
(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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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.