



Hawthorn Dene Bryniau, Dyserth, Denbighshire, LL18 6BY

£670,000

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EPC - E43

Council Tax Band - G

Tenure - Freehold

SUMMARY

Situated within the heart of the countryside and set on generous sized grounds totalling to approximately 1.5 acres. Hawthorn Dene is a charming detached family home full of character with stand out features with its trademark beams throughout the accommodation. Offering an abundance of space internally, this property is perfect for a growing family or those who enjoy having extra space. Boasting unspoilt views of the North Wales countryside to every aspect and offering a real sense of tranquility by being surrounded by agricultural land.

Whether you're looking for a peaceful retreat or a place to call home, this property offers a perfect blend between comfort and serenity and is ideal for nature and garden lovers. Don't miss out on the opportunity to make this picturesque house your own.



Accommodation

via a feature hardwood front door, leading into the;

Entrance Vestibule

Having brick tiled flooring and a timber framed obscure glazed door, leading into the;

Feature Hallway

11'10" x 11'3" (3.61m x 3.44m)

Being inviting and of a good size, having feature beams, lighting, telephone point, power points, radiator, stairs to the first floor landing and doors off.

Sitting Room

22'11" x 15'7" (7.00m x 4.76m)

Having lighting, power points, radiator, uPVC double glazed window onto the rear elevation, feature character beams, uPVC double glazed feature curved window onto the side elevation, recess into a reading nook with brick surround and a door off into the side porch.

Dining Room

12'7" x 11'8" (3.84m x 3.58m)

Having lighting, power points, space for dining, beamed ceilings and timber framed glazed windows onto the front and side elevations.

Morning Room

11'3" x 11'1" (3.45m x 3.40m)

Having lighting, power points, gas AGA with two top burners and two oven compartments, space for dining, beamed effect ceiling, uPVC double glazed window onto the rear elevation, pantry, store cupboard and an opening off into the;

Inner Hallway

Providing access to the Kitchen and the Utility Room.

Kitchen

14'10" x 11'0" (4.54m x 3.37m)

Comprising of wall, drawer and base units with worktop over, lighting, power points, uPVC double glazed windows onto the front and rear elevation, beamed effect ceiling, void for free standing dishwasher, stainless steel sink and a half and drainer with mixer tap over, partially tiled walls, space for under the counter fridge, space for a free standing cooker and a door off into the;

Living Room

14'10" x 11'7" (4.54m x 3.55m)

Having lighting, power points, radiator, electric fireplace and uPVC double glazed windows onto the front and rear elevations.





Utility Room

19'4" x 8'10" (5.90m x 2.70m)

Having lighting, power points, stainless steel and drainer with mixer tap over, wall mounted boiler, space for washer and dryer, space for fridge/freezer, houses the water tank which is powered by an electric motor, uPVC double glazed windows onto the front and side elevation, sky light and a modern door giving access to the outside.

Stairs to the First Floor Landing

A quarter turn staircase, giving access to a W.C., with stairs leading to the first floor as the staircase splits to either side.



Linen Cupboard

10'9" x 5'1" (3.28m x 1.55m)

Having lighting and an excellent storage facility space.

Bedroom One

16'9" x 11'10" (5.13m x 3.63m)

A light and airy room, having lighting, power points, uPVC double glazed windows onto the front and rear and an en-suite off.

En-suite

9'2" x 5'6" (2.8m x 1.7m)

Comprising a low flush W.C., hand-wash basin with stainless steel taps over, bath with taps over and a telephonic shower head, lighting, radiator and a uPVC double glazed window onto the rear elevation



Bathroom

11'1" x 7'10" (3.4m x 2.4m)

Comprising a low flush W.C., hand-wash basin with stainless steel taps over, bath with taps over and a telephonic shower head, corner shower enclosure with a wall mounted shower head, lighting, extractor fan and a uPVC double glazed window onto the rear elevation.

Bedroom Two

13'5" x 11'9" (4.10m x 3.60m)

Having lighting, power points, feature bricked fireplace and uPVC double glazed windows onto the front and side elevations.

Bedroom Three

13'5" 10'5" (4.10m 3.20m)

Having lighting, power points, fitted wardrobe and a uPVC double glazed window onto the rear elevation.



Bedroom Four

12'9" x 11'9" (3.90m x 3.60m)

Having lighting, power points, cupboard for storage, hand-wash basin with tap over and uPVC double glazing onto the side elevations.

Bedroom Five

11'4" x 11'3" (3.47m x 3.44m)

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

Integral Garage

20'11" x 12'6" (6.40m x 3.82m)

A fantastic sized garage, having lighting and power, with door to the side and up and electric roller door to the front.

Outside

Approached via wrought iron gates, an extended driveway leads to the attractive property frontage. Set within its own grounds and sweeping landscaped gardens being immaculately presented full of flowering shrubs, trees and bushes. Having well stocked mature borders to neighbouring fields, where a true sense of the countryside can be enjoyed with views of agricultural animals and unspoilt panoramic views of North Wales. Housing a summerhouse ideal for outdoor dining and seating, with a detached garage for storage and further shed.

Directions

From the Prestatyn office bear left onto Meliden Road proceed over the mini-roundabout and continue for approximately two and a half miles through the village of Meliden, bearing left at the Dyserth Falls Resort, continue up the hill onto the Bryniau, at the top of the hill turn right and the property can then be found on your left hand side.





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Ground Floor

Floor area 154.9 m² (1,667 sq.ft.)



First Floor

Floor area 112.6 m² (1,212 sq.ft.)

TOTAL: 267.4 m² (2,879 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.