



## Ormston House Foel Road, Dyserth, Denbighshire, LL18 6AR

**£229,950**

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**EPC - D65 Council Tax Band - C Tenure - Freehold**

# Foel Road, Dyserth

## 2 Bedrooms - House - Semi-Detached

Welcome to this charming semi-detached house located on Foel Road in the picturesque village of Dyserth. This older property boasts character and warmth, making it a perfect place to call home.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with family or entertaining guests.

Situated in a tranquil neighbourhood, this house provides a peaceful retreat from the hustle and bustle of everyday life. The older age of the property adds to its allure, giving it a unique and timeless appeal.



### Accommodation

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

### Hallway

Having lighting, stairs to the first floor landing and doors off.

### Lounge

12'5" x 10'11" (3.78 x 3.33)

A beautifully presented lounge, having a feature log burner with complementary hearth, modern double glazed windows to the front and rear elevation enjoying superb views, lighting and power points.

### Kitchen/Diner

12'8" x 12'3" (3.86 x 3.73)

A light and airy room, comprising of newly fitted modern wall, drawer and base units with a complementary worktop over, feature sink and drainer with a mixer tap over, void for free-standing cooker, integrated dishwasher, integrated washer/drier machine, space for dining, void for a free-standing fridge/freezer, pantry, underfloor heating, modern double glazed windows to the front and rear and a door off into the porch.



### Pantry

Having base units with worktop over and wall unit, lighting, power points and being an excellent storage space.

### Porch

Being great for shoe storage and coat hanging, with fitted cupboards, modern double glazed windows onto the rear and a modern decorative glazed door to the front.

### Stairs to the First Floor Landing

Having lighting and doors off.

### Bedroom One

12'3" x 9'6" (3.73 x 2.90)

Having lighting, power points, wall mounted electric radiator, fitted wardrobes and modern double glazed windows to the front and rear enjoying unspoilt views.



## Bedroom Two

9'7" x 7'8" (2.92 x 2.34)

Having lighting, power points, electric wall mounted radiator, cupboard ideal for storage and houses the hot water tank and a modern double glazed window onto the front elevation.

## Bathroom

12'5" x 7'4" (3.78 x 2.24)

Comprising of a W.C., walk-in shower enclosure with wall mounted shower head and telephonic shower head, bowl sink with wall mounted mixer tap over, partially tiled walls, lighting, loft access hatch and a modern double glazed window onto the side elevation.

## Garage

Having storage to the front and home garden room to the rear with electric door and having power and lighting.

## Garden Room

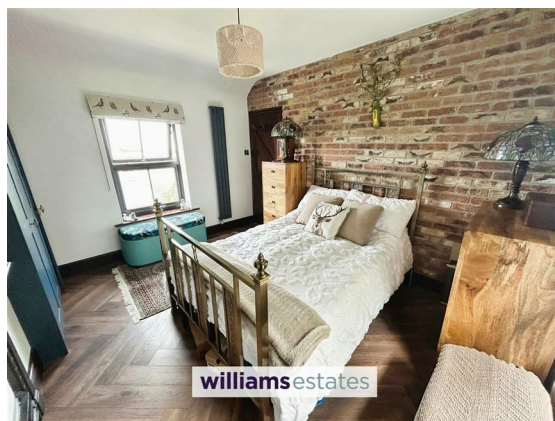
9'6" x 7'9" (2.90 x 2.36)

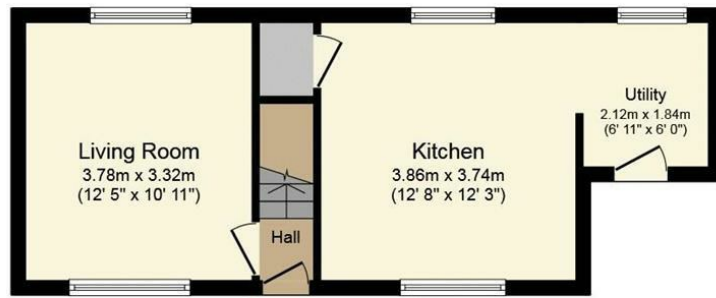
Having lighting, electric heater, power points and modern double glazed double doors opening the garden room to the outdoors.

## Outside

To the front, the property has space for off-road parking, access to the garage storage space and a timber fence/gate giving access to the outside space.

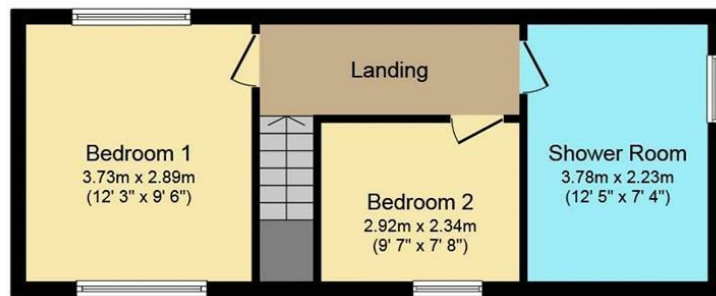
To the rear, the garden is of ease and low maintenance, being decked and enjoying stunning unspoilt views of the North Wales Countryside and Coastline. With steps leading down to an enclosed, private gravelled garden where you can soak up the sun in the evening. Benefiting from outside water supply and lighting and outside power points.





### Ground Floor

Floor area 34.6 sq.m. (372 sq.ft.) approx



### First Floor

Floor area 37.8 sq.m. (407 sq.ft.) approx

Total floor area 72.4 sq.m. (779 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>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(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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