



williams estates



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**24 Glan Ffyddion, Dyserth,
Denbighshire, LL18 6EG**

£285,000

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EPC - D60

Council Tax Band - E

Tenure - Freehold

Glan Ffyddion, Dyserth

4 Bedrooms - Bungalow - Detached

Welcome to this charming detached bungalow located in the picturesque village of Glan Ffyddion, Dyserth. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms, there is plenty of space for the whole family to unwind and enjoy a good night's sleep.

Whether you are looking for a permanent residence or a holiday home, this bungalow is sure to meet your needs. The detached nature of the property provides privacy and a sense of exclusivity, making it a truly special find.



Accommodation

via uPVC double glazed patio doors proving access into;

Entrance Porch

Having wooden door with glazed panelling adjacent proving access into;

Entrance Hall

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

Living Room

16'3" x 11'11" (4.95 x 3.63)

Of a very good size, having lighting, power points, radiator, t.v. aerial point, real log fire with oak hearth and slate surround and uPVC window to the front elevation.

Second Reception Room

9'11" x 11'6" (3.02 x 3.51)

Currently being used as cinema room but has the scope to be used as a downstairs bedroom or dining room. Having lighting, power points, radiator and a uPVC double glazed window to the rear garden.

Play Room

10'11" x 11'7" (3.33 x 3.53)

A light and airy room, having power points, radiator, lighting and uPVC sliding patio doors proving access to the rear.

Kitchen

16'11" x 9'7" (5.16 x 2.92)

Comprising wall, drawer and base units with worktops over, sink with half drainer and mixer tap over, lighting, power points, radiator, space for dining, void for free-standing fridge freezer, void for free-standing cooker, partially tiled walls, uPVC double glazed window to the front elevation and single glazed window and timber door giving access to the lean-to storage facility.

Lean-to

12'3" x 4'3" (3.73 x 1.30)

Excellent space for storage, areas for hanging coats and storing shoes, power points, lighting, uPVC windows surround and uPVC doors giving access to the front elevation.



Utility Room/Cloakroom

6'5" x 5'6" (1.96 x 1.68)

Comprising low flush W.C, in-vanity hand wash basin with taps over, void and plumbing for washing machine and dryer, extractor fan, partially tiled walls, lighting, power points, and an obscure glazed window to the side elevation.

Stairs To First Floor Landing

Having lighting, loft access hatch, storage into eaves, and doors off;

Bedroom One

13'9" x 13'7" (4.19 x 4.14)

Of a very good size, having lighting, power points, large in-built wardrobe, radiator and a uPVC window to the front elevation.

Bedroom Two

10'0" x 11'5" (3.05 x 3.48)

Having lighting, power points, radiator and uPVC double glazed window to the rear elevation.

Bedroom Three

7'2" x 15'9" (max) (2.18 x 4.80 (max))

Having lighting, power points, large built-in wardrobe, radiator and uPVC double glazed windows to the side elevation.

Bathroom

6'6" x 5'5" (1.98 x 1.65)

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

Garage

17'1" x 7'5" (5.21 x 2.26)

Accessed via up-and-over door with timber door giving access from the rear garden, housing oil powered boiler and having lighting and power.

Outside

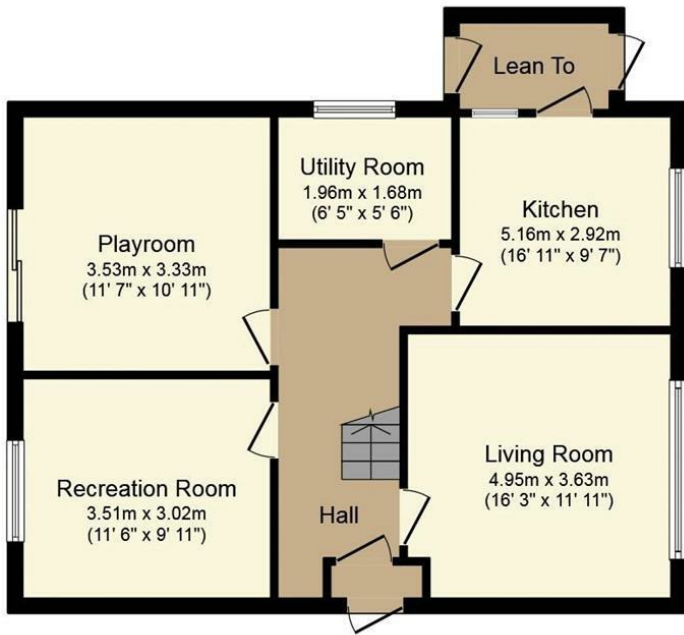
To the front the property is approached via a driveway providing space for off-road parking leading up to the front door and garage. The front garden is laid-to-lawn and enclosed by a low-bearing wall with borders housing a variety of plants and trees.

To the rear the garden is enclosed by timber fencing being laid-to-lawn with a paved area ideal for enjoying the sunshine and outdoor entertaining.

Directions

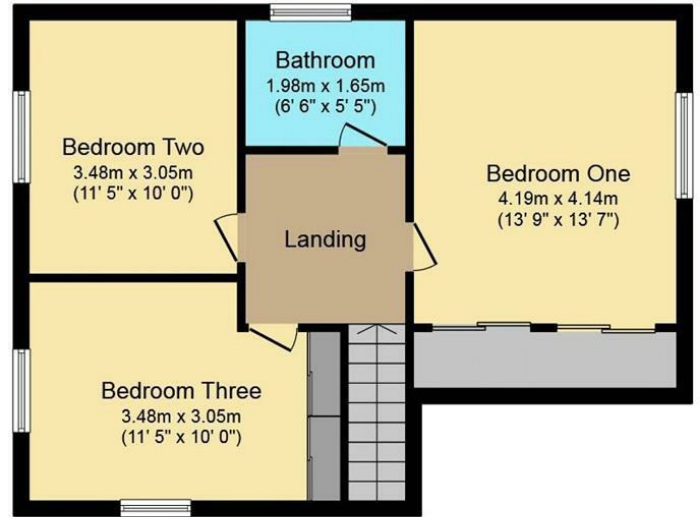
Proceed from Prestatyn office left to the roundabout and continue over passing through the village of Meliden and passing the Dyserth Falls Resort on the left hand side. At the traffic lights turn left signposted Dyserth and take the next right turning onto Glan Ffyddion.





Ground Floor

Floor area 61.8 sq.m. (666 sq.ft.) approx



First Floor

Floor area 53.4 sq.m. (575 sq.ft.) approx

Total floor area 115.2 sq.m. (1,240 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) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(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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