



**Elidan Elwy Avenue, Dyserth,
Denbighshire, LL18 6HW**

£285,000

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EPC - E41

Council Tax Band - D

Tenure - Freehold

Elwy Avenue, 2 Bedrooms - Bungalow - Semi Detached

Welcome to Elwy Avenue, Dyserth - a charming location for this delightful semi-detached bungalow! Situated in a serene neighbourhood, this bungalow offers a peaceful retreat from the hustle and bustle of everyday life. The semi-detached style provides a sense of community while still offering privacy. Whether you're looking to downsize or seeking a quaint home to start a new chapter, this property has the potential to fulfil your needs. Don't miss out on the opportunity to make this charming bungalow your own.



Accommodation

via a modern uPVC double glazed door leading into;

Entrance Hallway

Having lighting, power points, radiator, stairs to first floor landing, uPVC double glazed window to the front elevation and open archway leading into;

Inner Hallway

Having lighting, doors off and a uPVC obscured double glazed door giving access to the rear.

Kitchen

12'04 x 10'11 (3.76m x 3.33m)

Comprising wall, drawer and base units with worktops over, integrated fridge (needs repairing), integrated oven, four ring gas hob with extractor fan over, single drainer sink with mixer tap over, power points, lighting, radiator, uPVC double glazed window to the front elevation and a door leading into;

Utility Room

6'02 x 4 (1.88m x 1.22m)

Comprising work surface with void and plumbing for washing machine and free standing fridge freezer, lighting, meters, power points, wall-mounted boiler and a uPVC double glazed window to the front elevation.

Living Room

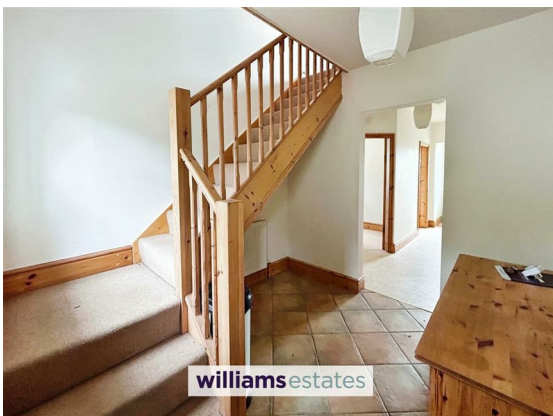
14'09 x 13'01 (4.50m x 3.99m)

Having lighting, power points, t.v. aerial point, radiators, inglenook fireplace with slate hearth and fitted log burner, and a uPVC double glazed box bay window to the front elevation.

Bedroom One

12'09 x 11'11 (3.89m x 3.63m)

Having lighting, power points, radiators and a uPVC double glazed box bay window to the front elevation.



Dining Room / Third Bedroom

12'05 x 8'11 (3.78m x 2.72m)

Currently being used as a dining room but with potential to be a third bedroom, having lighting, power points, radiator, and a uPVC double glazed window to the front elevation.

Bedroom/Living Room

23'06 x 16'04 (7.16m x 4.98m)

A generous sized room with lighting, power points, radiators, storage into eaves and uPVC double glazed windows to both the front and rear elevations with stunning views of the countryside from both aspects.

Bathroom

11'10 x 5'10 (3.61m x 1.78m)

Comprising pedestal hand wash basin with taps over, low flush W.C., panelled bath with taps over and wall mounted shower, partially tiled walls, lighting, extractor fan, radiator and a uPVC obscured double glazed window to the side elevation.

Outside

The property is approached via steps down to the accommodation. A parking space is available for one vehicle with further parking available in the garage. The front garden is bordered with a mixture of trees and shrubs.

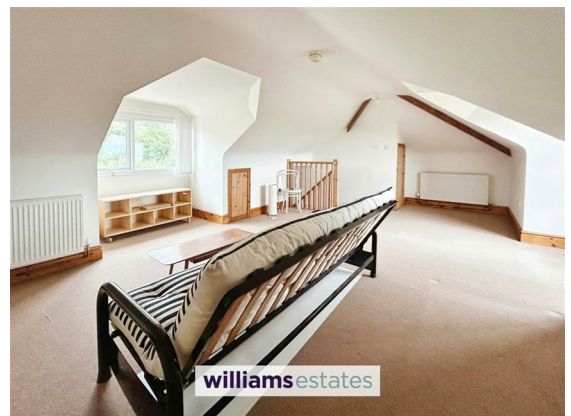
To the rear the garden is landscaped with an array of established flowers and laid with lawn, to the end of the garden you'll find a further 'secret garden' with a shed ideal for storage. The property benefits from a raised patio with stunning views, ideal for sitting in the sunshine and enjoying the tranquility.

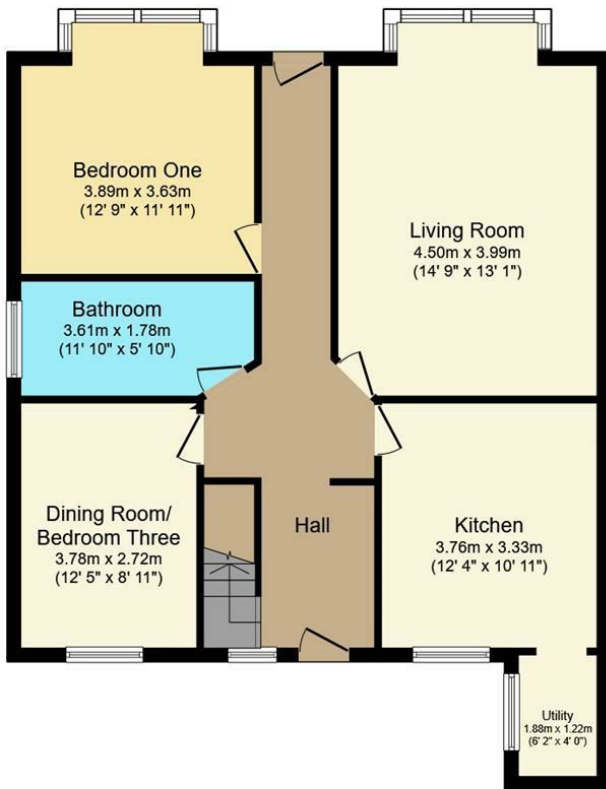
Directions

Proceed from our Prestatyn office along Meliden Road, through the village of Meliden and turn left at the traffic lights into the village of lower Dyserth. Proceed past the waterfall to the cross roads and continue across the lights onto St Asaph Avenue. Proceed for about half a mile bearing left onto Ffordd Fynnon and proceed up the hill, Elwy Avenue can be found on your right-hand side.

Agent Notes

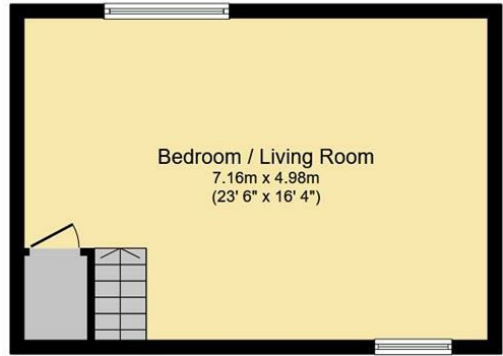
Please note the property is not on mains gas and is currently heated with LPG gas bottles.





Ground Floor

Floor area 85.0 m² (915 sq.ft.)



First Floor

Floor area 35.6 m² (383 sq.ft.)

TOTAL: 120.6 m² (1,298 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		
(69-80) C		69
(55-68) D		
(39-54) E	41	
(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.