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**6 Parc Gwelfor, Dyserth, Denbighshire,
LL18 6LN**

£299,950

 4  1  2  E

EPC - E49

Council Tax Band - E

Tenure - Freehold

Parc Gwelfor, Dyserth

4 Bedrooms - House - Detached

Welcome to this stunning detached house located in the picturesque Parc Gwelfor, Dyserth. This property boasts two spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. With four bedrooms, there is plenty of space for everyone. The property features a modern kitchen with dining room adjacent and the two front bedrooms enjoying breathtaking views of the North Wales coastline. Don't miss out on the opportunity to make this house your perfect family home.



Accommodation

via a modern double glazed decorative door leading;

Entrance Hallway

A light and bright hallway having lighting, power points, stairs to first floor landing and doors off;

Cloakroom

Comprising low flush W.C., hand wash basin with mixer tap over, lighting, and a uPVC double glazed obscured window to the front elevation

Living Room

18'9 x 11'1 (5.72m x 3.38m)

Having lighting, power points, electric fire with surround and hearth, t.v. aerial point, radiators and an open archway with space for further seating and uPVC double glazed windows with views to the front elevation.



Kitchen

15'11 x 8'6 (4.85m x 2.59m)

Comprising a range of modern wall, drawer and base units with worktops over, single drainer sink with mixer tap over, integrated fridge and freezer, integrated oven with four-ring induction hob with extractor hood above, power points, lighting, integrated dishwasher, cupboard housing boiler, uPVC double glazed windows to the rear with uPVC double glazed door to the side and door leading into the;

Dining Room

9'2 x 8'6 (2.79m x 2.59m)

Having ample space for dining, power points, radiator, lighting and uPVC double glazed patio doors leading out to the garden.



Stairs To First Floor Landing

Having lighting, loft access hatch, airing cupboard, power points and doors off;

Bedroom One

13'08 x 9'11 (4.17m x 3.02m)

Having lighting, power points, radiator and a uPVC double glazed window with stunning views of the North Wales coastline.

Bedroom Two

12'02 x 8'07 (3.71m x 2.62m)

Having lighting, power points, radiator, in-built storage cupboard and a uPVC double glazed window with continued views of the North Wales Coastline and Graig Fawr.

Bedroom Three

8'06 x 10'08 (2.59m x 3.25m)

Having lighting, power points, radiator and a uPVC double glazed window overlooking the rear garden.

Bedroom Four

8'04 x 8'06 (2.54m x 2.59m)

Having lighting, power points, radiator, in-built storage cupboard and a uPVC double glazed window overlooking the rear garden.

Bathroom

7 x 5'05 (2.13m x 1.65m)

Comprising low flush W.C., pedestal hand wash basin with taps over, radiator, fully tiled walls, bath with taps over and wall-mounted shower, lighting and a uPVC double obscured glazed window to the rear.

Garage

18'8 x 8'8 (5.69m x 2.64m)

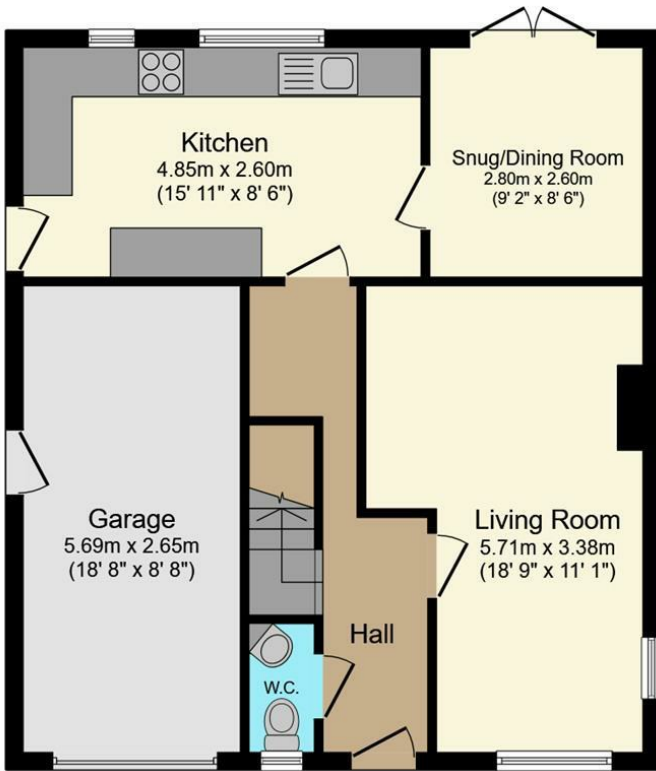
Having side entrance door, up-and-over door, power points, void and plumbing for washing machine.

Outside

The property is approached via driveway providing space for off-road parking. The front garden is well-maintained with lawn and a housing a mixture of mature bushes and shrubs.

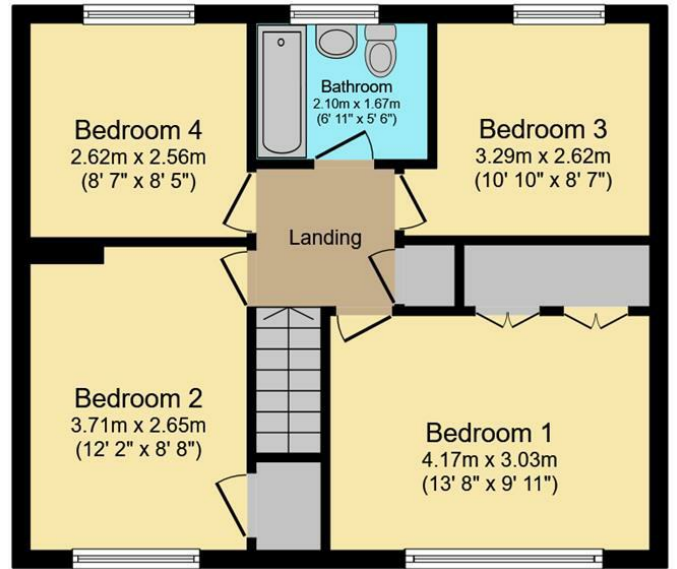
To the rear the garden is landscaped with raised lawned area with golden gravel borders and further raised patio for enjoying the sunshine. The garden is enclosed with high timber fencing offering privacy with patio area ideal for al-fresco dining.





Ground Floor

Floor area 64.8 m² (698 sq.ft.)



First Floor

Floor area 48.5 m² (523 sq.ft.)

TOTAL: 113.4 m² (1,221 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		77
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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