



Hillside Cottage Hiraddug Road, Dyserth, Denbighshire, LL18 6HS

£189,950

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EPC - E42

Council Tax Band - C

Tenure - Freehold

Hiraddug Road, Dyserth

2 Bedrooms - House - Semi-Detached

Nestled within the sought after village of Dyserth, this home is available with no onward chain. Offering superb views and a tranquil setting, enhancing the properties appeal. Easy maintain gardens provide a low maintenance outside space for both parking for a small car and entertaining guests. Comprising two bedrooms, lounge, dining room, home office, shower room and garage. The ideal purchase for a peaceful retreat, first home or investment opportunity.



Accommodation

Via a stable door with obscure glazed panelling leading into the entrance porch.

Entrance Porch

Having radiator, double glazed window to the side elevation, storage cupboard and opening leading into the lounge.

Lounge

12'3" x 12'0" (3.74 x 3.66)

Having lighting, power, window seat with a double glazed window to the front elevation, feature brick inglenook fireplace with dual fuel stove with slate hearth, feature beamed ceiling, radiator, cupboard housing the electrics and door leading into the kitchen.



Kitchen

13'8" x 8'3" (4.18 x 2.53)

Comprising of wall, display, drawer and base units with solid oak doors and worktop, sink and drainer with stainless steel mixer tap over, timber framed glazed window onto the rear, lighting, power points, part tiled walls, space for a free standing cooker, integrated fridge, integrated freezer, integrated dishwasher, in-built storage cupboard, velux window, stairs to the first floor landing and opening off into the dining room.

Dining Room

9'8" max x 7'3" (2.95 max x 2.23)

Having lighting, power points, radiator, timber framed obscure glazed window to the side and double glazed patio doors allowing access onto the rear garden.



Rear Sun Room/Home Office

13'8" x 5'2" (4.19 x 1.59)

Currently set up as a sewing room for a small business having lighting, power points and a double glazed window to the rear elevation.

Shower Room

6'11" x 4'2" (2.12 x 1.29)

Walk-in shower enclosure with wall mounted shower head, extractor fan, W.C., hand wash basin with stainless steel taps, wall mounted heated towel rail, partially tiled walls, lighting and a timber framed obscure glazed window to the side elevation.

Garage

11'11" x 10'2" (3.65 x 3.11)

Having double timber doors to the front, lighting, double glazed window to the side elevation and a timber framed obscure glazed door leading into the dining area.

Stairs To The First Floor Landing

Having a turned staircase and radiator.

Bedroom One

12'6" x 12'2" (3.82 x 3.71)

Having lighting, power points, radiator, double glazed window to the front elevation enjoying outstanding views out towards the countryside, loft access hatch and doorway off into bedroom two.

Bedroom Two

9'9" x 8'1" (2.98 x 2.48)

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

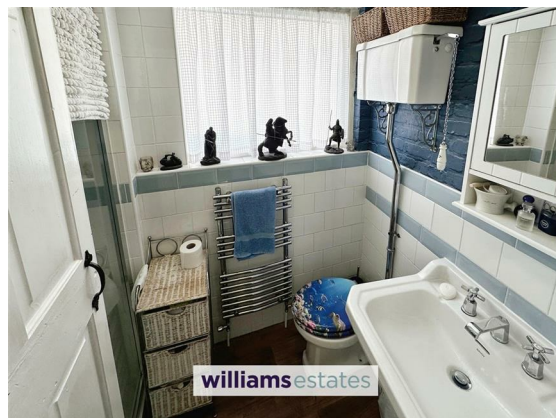
Outside

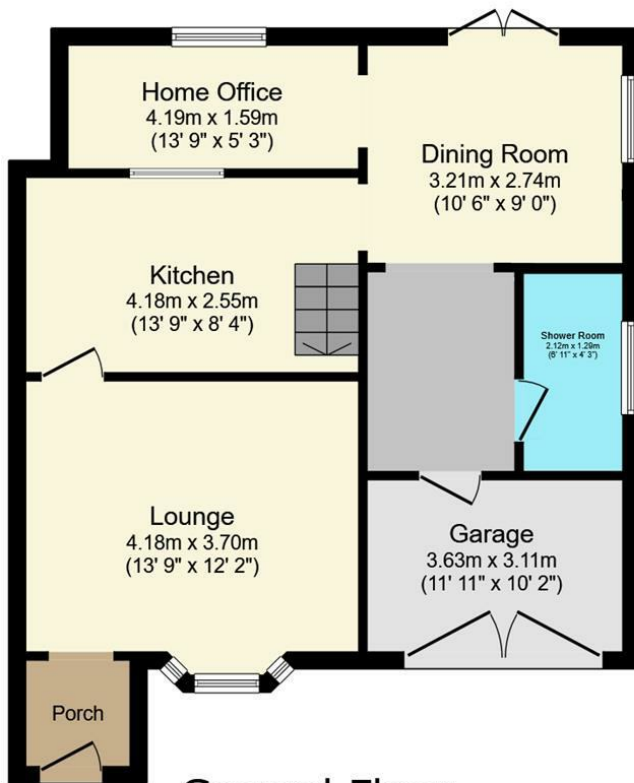
The property is approached via a concrete pathway leading up to the front door. To the right hand side there a further paved area extending to 1.4metres from the road to the double doors which provides access to the garage.

The rear garden being paved for ease and low maintenance, raised steps leading up to a patio with a further decked area and timber steps leading up to an area ideal for a timber store being decked for ease of low maintenance with a feature pond and is bound by stone brick wall. Views over the rooftops enjoying an area of outstanding beauty and enjoying a sunny aspect and ideal for al fresco dining.

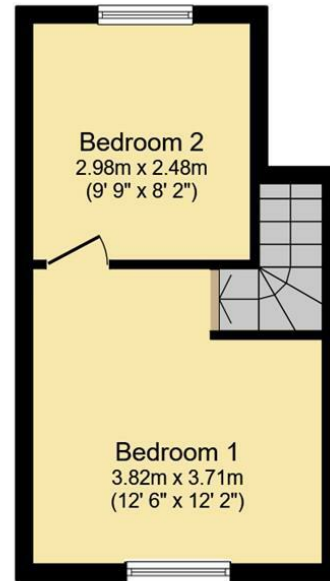
Directions

Proceed left from Prestatyn office to the roundabout and take the first exit off continuing along Meliden Road, through the village of Meliden, passing Dyserth Falls Resort on the left to the traffic lights. Turn left signposted Dyserth and continue along Waterfall Road, passing Dyserth Waterfall. At the traffic lights turn left onto Dyserth High Street, continue through and taking the third right turning onto Hiraddug Road, where the property can be found on the right hand side of the road.





Ground Floor
Floor area 58.4 m² (629 sq.ft.)



First Floor
Floor area 22.9 m² (246 sq.ft.)

TOTAL: 81.3 m² (875 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		77
(69-80) C		
(55-68) D		
(39-54) E	42	
(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.

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