



**17 St. Asaph Road, Dyserth,
Denbighshire, LL18 6HG**

£400,000

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EPC - A 105

Council Tax Band - D

Tenure - Freehold

St. Asaph Road, Dyserth

3 Bedrooms - Bungalow - Detached

Enjoying a prime position within the village of Dyserth, boasting unspoilt superb views of the North Wales Coastline and Clwydian Range. Having undergone a full renovation, including an extension, renewable energy and solar panels and refurbished up to the latest building regulations. This detached bungalow offers a fantastic floor space with under floor heating throughout and benefits from open plan contemporary living. Comprising three good sized bedrooms, one with en-suite, lounge, bathroom and an open plan kitchen/living/dining. Gardens to the front and rear are of ease and low maintenance, offering ample space for off-road parking to the front, whilst the rear garden offers privacy and views of the hillside. Don't miss out on your opportunity to acquire this 'turn-key' home



Accommodation

via a modern front door with decorative glazing, leading into the;

Hallway

Having lighting, power points, loft access hatch and doors off to further accommodation.

Lounge

16'9" x 11'3" (5.11m x 3.44m)

A light and airy room enjoying spectacular views of the fields across and out towards the Clwydian Range, having lighting, power points, radiator, T.V. aerial point, modern bi-folding door to the front giving access to the front patio and double glazed windows onto the side.

Bedroom One

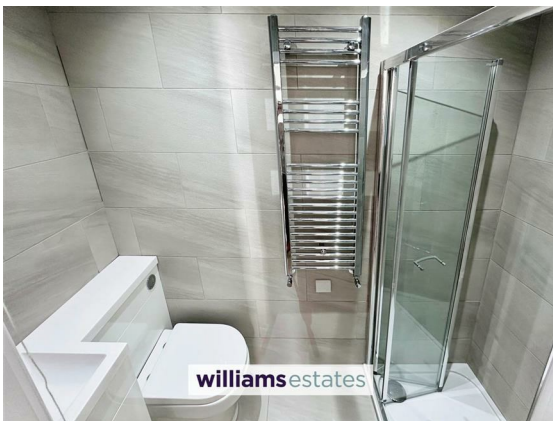
12'8" x 10'7" (3.88m x 3.23m)

Having lighting, power points, radiator, modern double glazed window onto the rear and an en-suite off.

En-suite

6'9" x 2'11" (2.06m x 0.89m)

Comprising a walk-in shower enclosure with wall mounted shower head, low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, wall mounted heated towel rail, inset lighting and an extractor fan



Bedroom Two

11'3" x 10'9" (3.43m x 3.29m)

Having lighting, power points, radiator and a modern double glazed window onto the side elevation.

Bedroom Three

9'3" x 9'4" (2.83m x 2.86m)

Having lighting, power points, radiator and a modern double glazed window onto the front elevation enjoying views of the fields and North Wales Countryside



Bathroom

8'6" x 6'1" (2.61m x 1.87m)

Comprising of a low flush W.C., vanity hand-wash basin with a stainless steel mixer tap over, p-shaped bath with stainless steel mixer tap over and a wall mounted shower head, wall mounted heated towel rail, inset spot lighting, extractor fan and a modern obscure double glazed window onto the side elevation.

Boiler Room

Houses the electrics, central heating water tank and solar panel controls.

Open Plan Kitchen/Diner & Living Space

26'8" x 15'10" (8.13m x 4.85m)

Comprising of wall, drawer and base units with a complementary worktop over, four ring induction hob with extractor fan above, integrated dishwasher, integrated fridge, integrated freezer, integrated microwave, integrated electric oven, space for dining and living, lighting, power points, sky light and modern bi-folding doors leading onto the rear patio.

Utility

6'1" x 5'2" (1.87m x 1.59m)

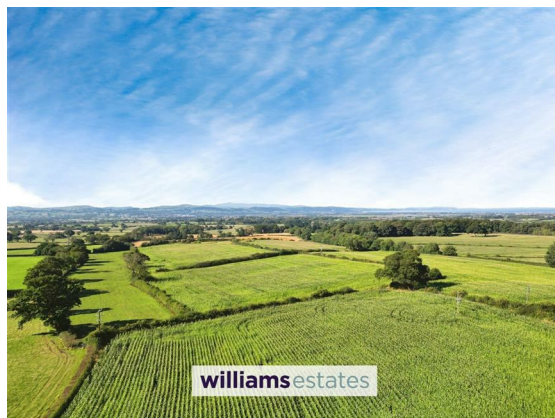
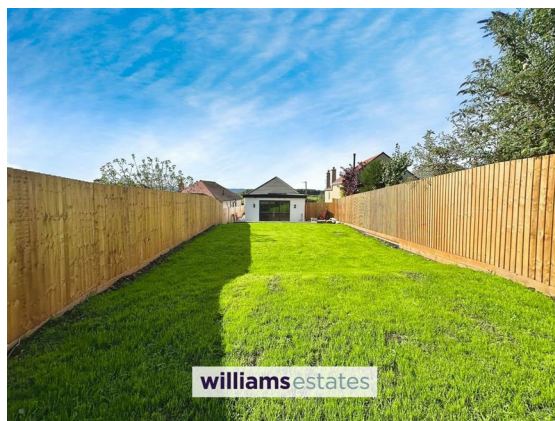
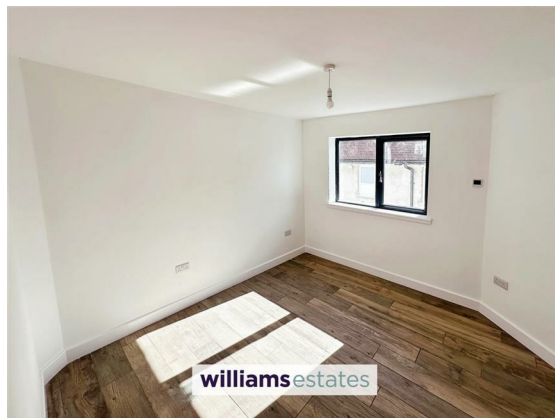
Having space under the counter for appliances with modern worktop over, lighting, extractor fan and power points.

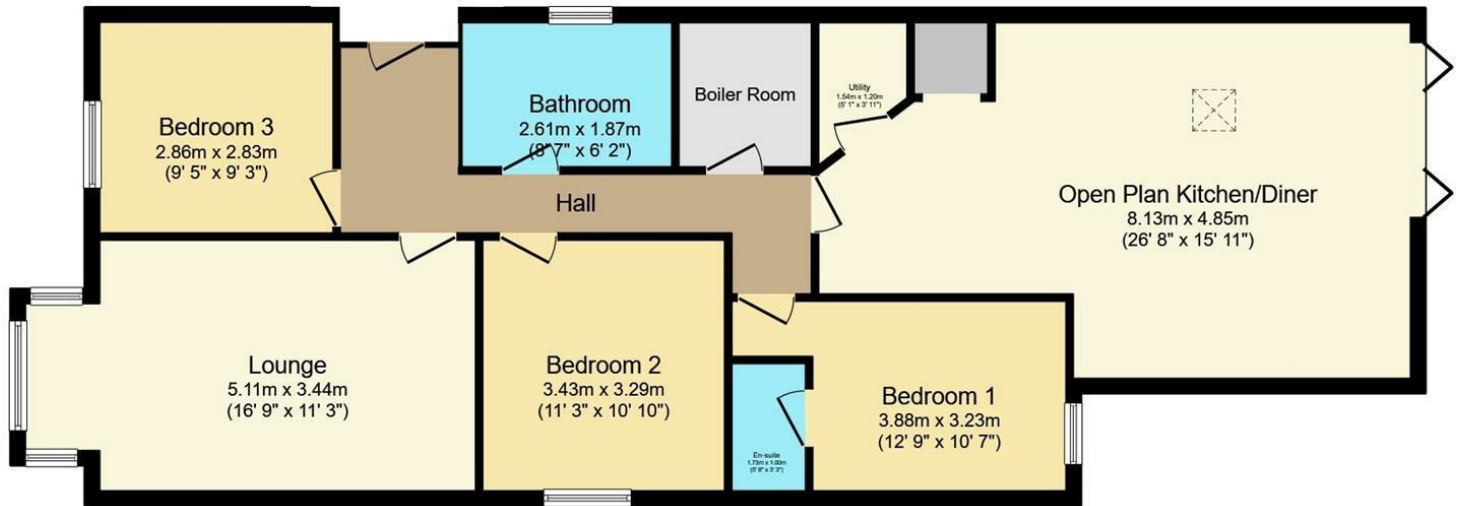
Store Cupboard

Can be used as a pantry and ideal for storage.

Outside

The property is approached via an easy to maintain tarmac driveway that provides ample space for off-road parking for multiple vehicles. To the front, the garden boasts unspoilt views of the North Wales Clwydian Range, which can be enjoyed from the high specification patio, with another part of the front being laid to lawn. Down the side, the air source heat pump can be located and the side leads to the rear garden. To the rear, views of Dyserth hillside can be enjoyed, with the garden being larger than average. Being mainly laid to lawn and having a modern patio area that is ideal for alfresco dining and of ease and low maintenance. Being bound by timber fencing and enjoying a sunny aspect.





Floor Plan

Floor area 111.6 m² (1,201 sq.ft.)

TOTAL: 111.6 m² (1,201 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		100	100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Call us on
01745 888900

Prestatyn@williamsestates.com

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.