



**5 Parc Bron Deg, Dyserth, Denbighshire,
LL18 6BQ**

£229,950

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EPC - G8 Council Tax Band - D Tenure - Freehold

Parc Bron Deg, Dyserth

2 Bedrooms - Bungalow - Detached

A two bedroom detached bungalow located in the sought after village of Dyserth being ideally situated close to local shops, schools, amenities and an amazing waterfall with a hillside walk and some hidden caves thrown in, as well as being within close proximity to the A55 expressway. The accommodation briefly comprises of a living room, kitchen, bathroom and two bedrooms. Having gardens to the front and rear enjoying a view over the North Wales Coastline. This property has added benefits of a garage, uPVC double glazing throughout and LPG central heating. This property is a must view to appreciate the potential it has to offer.



Accommodation

Via a new uPVC double glazed double doors, leading into an:

Entrance Porch

Having lighting, power points and a uPVC obscure door with obscure glazed paneling adjacent leading into:

Entrance Hall

Having lighting, power points, radiator, telephone point, storage cupboard housing the boiler, loft access hatch and doors off.

Dining Room

10'4" x 8'11" (3.16m x 2.74m)

Having lighting, power points, radiator, uPVC double glazed window to the front elevation and an arch way into the:

Living Room

16'5" x 11'5" (5.02m x 3.48m)

Having lighting, power points, radiator, TV aerial point, electric fire with a complimentary surround and hearth, large uPVC double glazed window onto the front elevation.

Bathroom

8'6" x 5'9" (2.60m x 1.76m)

Having lighting, low flush W.C., hand wash basin with stainless steel taps over, bath with stainless steel taps over, wall mounted shower head, partially tiled walls, wall mounted heated towel rail and a uPVC obscure window onto the side elevation.

Bedroom One

12'2" x 11'5" (3.73m x 3.48m)

Having lighting, power points, radiator, TV aerial point, fitted wardrobes and a uPVC double glazed window onto the rear.

Bedroom Two

12'7" x 8'9" (3.86m x 2.68m)

Having lighting, power points, radiator, phone point, uPVC double glazed window onto the rear elevation.



Kitchen

11'3" x 10'9" (3.45m x 3.30m)

Comprising of wall, drawer and base units with worktop over, void for a freestanding oven with a stainless steel extractor fan above, partially tiled walls, void for an under counter fridge, void for an under counter freezer, void for a washing machine, space for dining, breakfast bar, lighting, power points, radiator, uPVC double glazed window onto the side and a uPVC double glazed obscure stable door giving access to the rear garden.

Garage

19'3" x 8'6" (5.87m x 2.61)

Accessed via a up and over door, having lighting, wall mounted electrics and an ideal storage space and a timber door to the rear giving access to the garden.

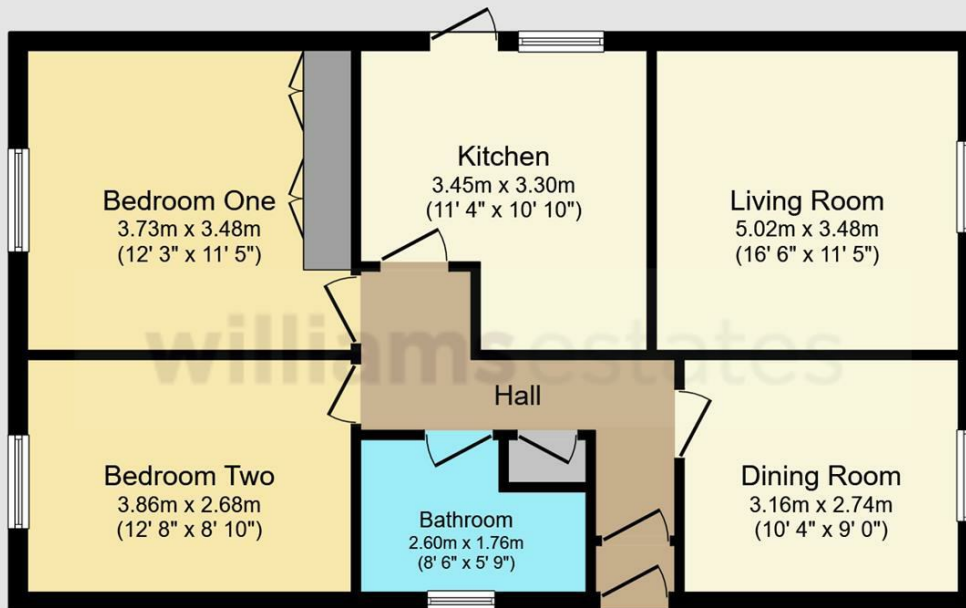
Outside

The property is approached via an extended driveway leading unto the accommodation. the front garden is mainly laid to lawn enjoying views of Dyserth hillside. The rear garden offers a sense of peace and tranquility with un spoilt views out towards the North wales Coastline and great Orme. Ideal for alfresco dining and bound by timber fencing with the rear garden being mainly laid to lawn.

Directions

Proceed from our Prestatyn Office through the village of Meliden in the direction of Dyserth. Turn left onto Waterfall Road. Continue up the hill to and straight over the crossroads onto Cwm Road. Turn left onto Bron Deg and the property can be seen on the left hand side by way of for sale board.





Floor Plan

Floor area 66.7 sq.m. (718 sq.ft.)

TOTAL: 66.7 sq.m. (718 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

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
	8	32
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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