



**Ardwyn High Street, Dyserth,
Denbighshire, LL18 6AA**

£219,000

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EPC - F22 Council Tax Band - D Tenure - Freehold

High Street, Dyserth

3 Bedrooms - House - Semi-Detached

Nestled in the charming village of Dyserth, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The property is set within good-sized gardens, offering a lovely outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers. Additionally, there is parking available for two vehicles, ensuring that you and your guests can come and go with ease. Situated on the High Street, this home is in close proximity to all local amenities, including shops, schools, and recreational facilities, making daily life both convenient and enjoyable. The village location adds to the charm, providing a sense of community and tranquillity. Do not miss the chance to make this lovely house your new home.



Accommodation

Via a uPVC double glazed decorative door leading into:

Entrance Hall

Being a very good size, having lighting, power points, radiator, cupboard housing the electrics, stairs to first floor landing and doors off.

Lounge

15'1" x 12'5" (4.62m x 3.81m)

Having lighting, power points, radiator, uPVC double glazed box bay window onto the front elevation and a surround and hearth fitted for a potential heating source.

Dining Room

12'5" x 11'11" (3.81m x 3.64m)

Having lighting, power, radiator, cupboard housing the boiler with a power point, newly fitted double glazed sliding patio door giving access to the rear patio and a timber framed door off leading into:

Kitchen

10'6" x 10'5" (3.22m x 3.19m)

Comprising of wall, drawer and base units with complimentary worktop over, stainless steel sink and drainer with a stainless steel mixer tap over, integrated electric oven with a four ring electric hob and extractor fan above, partially tiled walls, lighting, power points, uPVC double glazed window onto the rear and also one to the side with a uPVC double glazed obscure door giving access to the rear patio. Door off into:

Dining Hall

Having lighting, radiator, power points and a uPVC double glazed window to the side.

Cloakroom Downstairs W.C.

Comprising of low flush W.C., hand wash basin with stainless steel mixer tap over, newly fitted vinyl flooring and lighting.

Stairs to the First Floor

Having lighting, power points, doors off and stairs to the loft room.



Bedroom One

12'4" x 11'9" (3.76m x 3.59m)

Having lighting, power point, radiator and a uPVC double glazed window onto the front elevation.

Bedroom Two

12'0" x 9'8" (3.67m x 2.97m)

Having lighting, power points, radiator, telephone point, fitted wardrobes for storage with one housing the water tank and a uPVC double glazed window onto the rear elevation.

Bedroom Three

7'11" x 7'4" (2.42m x 2.25m)

Having lighting, power points and a uPVC double glazed window onto the front elevation.

Bathroom

6'5" x 6'3" (1.96m x 1.91m)

Comprising of a low flush W.C., hand wash basin with a stainless steel mixer tap over, bath with stainless steel mixer tap over, wall mounted shower head, fully tiled walls, lighting, chrome heated towel rail and a uPVC double glazed obscure window onto the rear elevation.

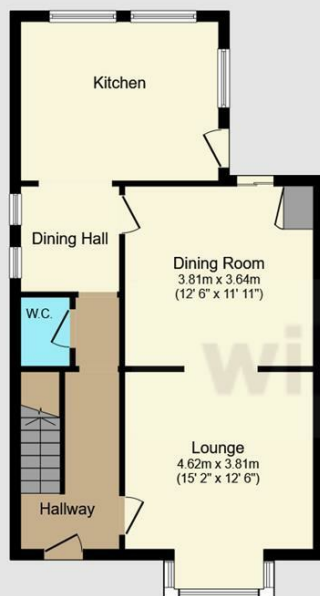
Attic Room / Hobby Room

Eaves access, lighting and a uPVC double glazed window to the rear.

Rear Graden

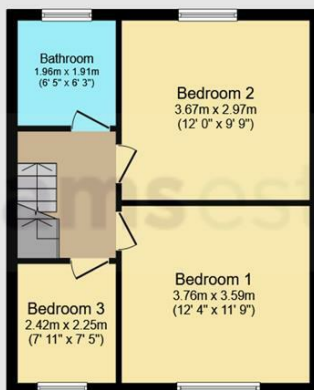
The outdoor area features a large slabbed area that is slightly elevated, creating a distinct transition to a beautifully laid lawn. The lawn is boarded by a row of bushes, brick wall and timber fencing, providing both privacy and a touch of nature. The views over Dyserth mountain add a stunning backdrop, enhancing the overall ambience of the space. Additionally, there is a convenient outside water tap, and access is available through a side and rear gate. There is a concreted area which would serve as an ideal base for a shed, making it a practical addition to the outdoor setting.





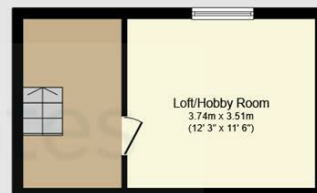
Ground Floor

Floor area 58.0 sq.m. (625 sq.ft.)



First Floor

Floor area 43.3 sq.m. (466 sq.ft.)



Attic

Floor area 20.3 sq.m. (218 sq.ft.)

TOTAL: 121.6 sq.m. (1,309 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		51
(21-38) F	22	
(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.

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