



**21 Glan Ffyddion, Dyserth,
Denbighshire, LL18 6EG**

£220,000

 2  1  2  D

EPC - D63 Council Tax Band - C Tenure - Freehold

Glan Ffyddion, Dyserth

2 Bedrooms - Bungalow - Semi Detached

A beautifully presented semi detached bungalow situated on a corner plot within the picturesque village of Dyserth. The accommodation briefly comprises of entrance hallway, living room, open plan kitchen diner & living area, two bedrooms and a modern fitted shower room. To the outside gardens to the front, side and rear with a good sized driveway providing ample off street parking and detached garage. Modern decor throughout. Viewing highly recommended.



Accommodation

Via a uPVC double glazed decorative door leading into the entrance hallway.

Entrance Hallway

Is of good size having power and lighting, radiator, loft access hatch and doors off.

Living Room

16'10" x 10'7" (5.14 x 3.23)

Having lighting, power points, radiators, electric fireplace with complementary surround and hearth, TV aerial point, telephone point and a uPVC double glazed window onto the front elevation.



Open Plan Kitchen Living & Dining Space

19'5" max x 14'6" max (5.94 max x 4.44 max)

Comprising of wall, drawer and base units with complimentary worktop surfaces over, four ring Hotpoint hob with extractor fan above, integrated double oven, integrated fridge and freezer, sink and drainer with a stainless steel mixer tap over, integrated dishwasher, space for dining, space for living, radiator lighting and power points, inset spot lighting, uPVC double glazed window onto the side and front elevations, uPVC double glazed door giving access to the garden and uPVC double glazed patio doors allowing access onto the rear garden.

Bedroom One

11'11" x 8'9" (3.64 x 2.68)

Having lighting, power points, radiator, fitted wardrobes, inbuilt store cupboard and a uPVC double glazed window onto the rear elevation.

Bedroom Two

8'4" x 7'5" (2.56 x 2.28)

Having lighting and power points, radiator, fitted wardrobes and units with a uPVC double glazed window onto the front elevation.



Shower Room

8'1" x 4'11" (2.48 x 1.51)

Comprising of low flush W.C., vanity hand wash basin with stainless steel mixer tap over, walk in shower enclosure with wall mounted shower head, radiator, lighting, partially tiled walls and a uPVC double glazed obscure window onto the side elevation.

Outside

The property is situated on a corner plot providing ample off road parking space via a bricked paved driveway with timber double gates. The property is approached via a paved path with the front garden being mainly laid to lawn with a variety of flowering shrubs/bushes leading up to the accommodation. The property itself enjoys a sunny aspect and offers privacy with access to the garage to the rear and areas laid to lawn ideal for al fresco dining.

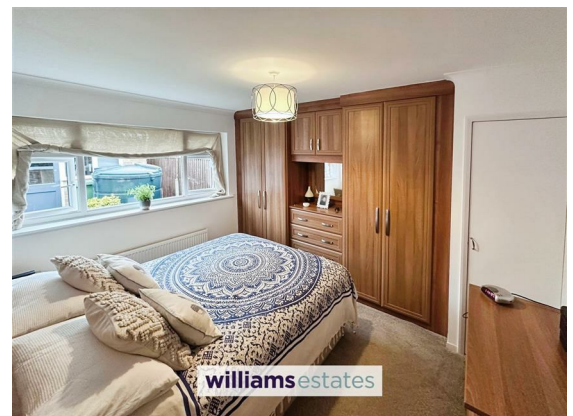
Garage

17'3" x 8'3" (5.28 x 2.53)

Having up and over door to the front, timber glazed window to the side and a timber glazed personal door onto the side elevation.

Directions

Proceed from the Prestatyn office, over the mini roundabout towards Meliden. Proceed through Meliden turning left at the traffic lights for Dyserth, continue along Waterfall Road and turn first right into Glan Ffyddion where the property can be found on your left.





Floor Plan

Floor area 71.6 m² (771 sq.ft.)

TOTAL: 71.6 m² (771 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

williams
estates

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		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

williamsestates