



Laburnum Cottage Bryniau, Dyserth, Denbighshire, LL18 6BY

£315,000

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EPC - F34 Council Tax Band - E Tenure - Freehold

Bryniau, 2 Bedrooms - Bungalow

This charming two bedroom detached cottage is nestled in the picturesque North Wales countryside. It features a private garden and boasts exposed timber beams and stunning exposed stone walling throughout, adding to its rustic appeal. The cottage offers cosy living spaces with stunning open fires or gas log burners in most rooms, perfect for creating a warm atmosphere. Enjoy beautiful panoramic views from nearby walks that showcase the natural beauty of this area. Additionally, the property includes a good size double garage with storage room above, having great potential to be converted subject to necessary planning permissions being obtained. Viewing is highly recommended to truly appreciate this beautiful property.



Accommodation

Approached by a double driveway with wrought iron gates giving access to the property, crazy paved slabs leads up to the feature double glazed front door.

Entrance Hallway

7'10" (max) x 7'10" (max) (2.41m (max) x 2.41m (max))

Having an inglenook fireplace, exposed wood paneling on the ceiling and walls, radiator, power points, lighting, timber door off into the bathroom and an opening leading straight into the kitchen.

Bathroom

11'5" (max) x 8'11" (max) (3.48m (max) x 2.73m (max))

Comprising of a walk in shower enclosure with wall mounted shower head, bath with telephonic tap over, hand wash basin with taps over, low flush W.C., two wall mounted towel rails, two feature double glazed windows, tiled flooring, partially tiled walls and inset spot lighting.

Kitchen

14'8" x 4'0" (4.48m x 1.22m)

Having wall and base units with complementary worktop over, tiled flooring and tiled backsplash, void for freestanding oven with built in extractor fan over, void for under-counter fridge, void for a dishwasher, stainless steel sink with drainer and stainless steel mixer tap over, lighting, power points, feature ceiling beams on the ceiling and a feature double glazed window onto the side elevation with a timber window shelf being a good size for storage.

Dining Room

12'11" x 12'0" (3.95m x 3.67m)

Having an open fire with a timber mantle and feature stone wall behind, feature timber beams on the ceiling, wall and base units with complementary worktop over, lighting, power points, radiator, doors off and an opening with exposed stone walling leading into:



Living Room

17'5" x 13'4" (5.33m x 4.08m)

Having radiator, lighting, power points, double glazed feature windows looking into the rear garden, double glazed double doors allowing access onto the rear garden, exposed timber paneling, timber ceiling beams and an exposed beautiful stone fireplace with large gas log burner and timber mantle over.

Bedroom One

12'7" x 11'8" (3.84m x 3.58m)

Having lighting, radiators, power points, double glazed feature windows on to both side elevations both with timber window sills, feature stone fireplace with gas log burner and timber mantle over. Wall mounted bed side lights, feature ceiling beams, timber bedroom door and a small timber door giving access to the electrics.

Bedroom Two

11'10" x 11'11" (3.63m x 3.65m)

Having lighting, power points, radiator, feature double glazed window looking over the garden, exposed stone wall, cast iron fire place, an alcove with slate shelf ideal for storage and a timber bedroom door.

Garage / Storage Room

20'3" x 15'1" (6.18m x 4.60m)

Being a very good size having lighting, power points, houses the boiler which is only 18 months old, electric roller door to the front and a personal door to the side, stairs leading up to a good size room having lighting two double glazed velux windows, two exposed timber beams and a door off leading into further storage.

Utility

7'9" x 4'10" (2.38m x 1.48m)

Having plumbing and space for a washing machine, void for tumble dryer, void for freezer, lighting and power points.

Outside

The garden features a beautifully designed slabbed area that runs full length of the property, providing a spacious and inviting outdoor space. As you step down onto the slate chippings you will find a good size pond which is elegantly boarded with natural stone, creating a serene and tranquil atmosphere.

Surrounding the garden you will find an array of bushes, trees and shrubs that enhance the gardens natural beauty and provide a sense of privacy. For convenience, there is an outdoor water tap and outdoor lighting.

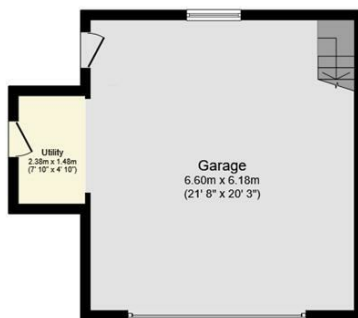
Directions

From the Prestatyn office bear left onto Meliden Road proceed over the mini-roundabout and continue for approximately two and a half miles through the village of Meliden, bearing left at the Marion Spa Resort, continue up the hill onto the Bryniau, at the top of the hill continue up and Laburnum can be found on the left hand side

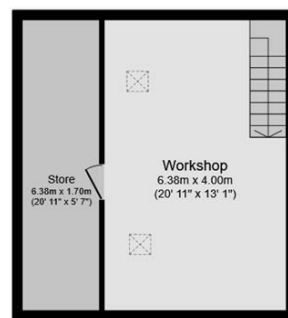




Floor Plan
Floor area 77.7 m² (836 sq.ft.)



Garage Ground Floor
Floor area 40.8 m² (439 sq.ft.)



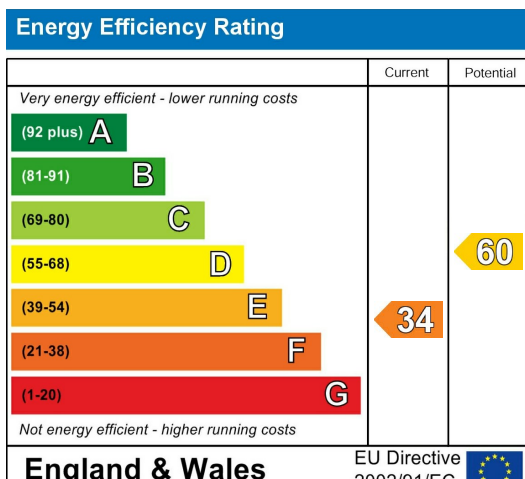
Garage First Floor
Floor area 37.0 m² (398 sq.ft.)

TOTAL: 155.4 m² (1,673 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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