



**Bryn Gwyn Bryn Y Felin, Dyserth, LL18
6AE**

£149,950

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EPC - F31

Council Tax Band - E

Tenure - Freehold

Bryn Y Felin, Dyserth

2 Bedrooms - Bungalow

Nestled in the charming village of Dyserth, this delightful detached bungalow offers a spacious layout, two well proportioned bedrooms, two reception rooms, a garage and off road parking. Located in a great area, it benefits from a peaceful location while still being conveniently close to all local amenities.

One of the standout features of this property is the garage, providing storage for vehicles or additional storage. Viewings are highly recommended.



Accommodation

Via a uPVC double glazed obscure door with obscure glazed panelling, leading into the;

Entrance Hall

Having lighting, power points and wall mounted electric box.

Snug/Dining Room

12'0" x 12'0" (3.68m x 3.67m)

Having lighting, power points, radiator, feature stone fireplace with housing an electric fire, T.V. aerial point and a uPVC double glazed window onto the front.

Living Room

12'0" x 12'2" (3.68m x 3.72m)

Having lighting, power points, radiator, fireplace housing an electric fire, T.V. aerial point and a uPVC double glazed window onto the front.

Bedroom Two

13'8" x 10'1" (4.19m x 3.09m)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear.

Bedroom One

13'5" x 13'10" (4.09m x 4.24m)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear.

Shower Room

6'5" x 10'1" (1.97m x 3.08m)

Comprising a low flush W.C., sink with stainless steel mixer taps over, a walk-in shower enclosure with a wall mounted shower, wall mounted towel rail, lighting, extractor fan, cupboard housing the water tank, cupboard ideal for storage and a uPVC double glazed obscure window onto the rear.



Kitchen

8'6" x 6'0" (2.61m x 1.83m)

Comprising of wall drawer and base units with worktops over, stainless steel sink and drainer with stainless steel mixer taps over, void for free standing cooker, extractor fan above, void for washing machine, void for free standing fridge freezer, lighting, power points, radiator, boiler, a uPVC double glazed window onto the front and a timber framed window onto the side.

Garage

9'3" x 22'1" (2.82m x 6.74)

Having lighting, power, two windows to the side and a great space for storage.

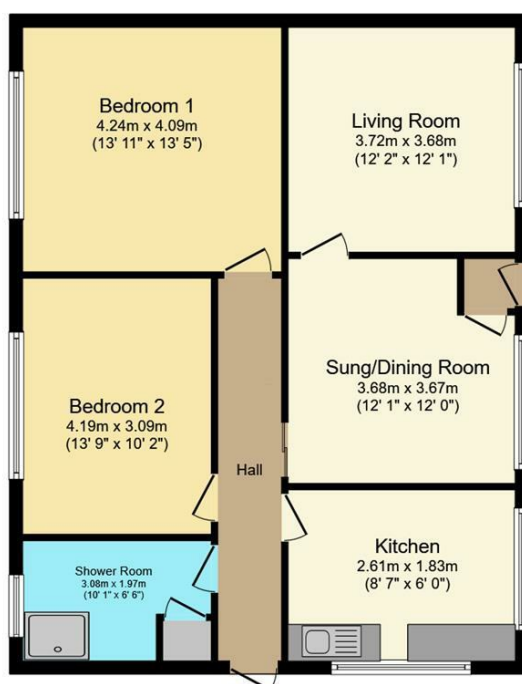
Outside

The property is approached via a concrete path bound by a stone wall and a variety of plants and shrubs. To the side of the property, there is a driveway providing off road parking which leads into the garage. The rear garden is mainly laid to lawn with a surrounding concrete path, with a variety of shrubs and bushes, outside tap, an enclosure housing the oil tank and bound by timber fencing.

Directions

Proceed from our Prestatyn office left to the roundabout and take the first exit off, continue along Meliden Road passing through the village of Meliden. Pass Dyserth Falls Resort on the left to the traffic lights. Turn left onto Waterfall Road, continue past Dyserth Waterfall, and continue to the top of the hill to the crossroads and traffic lights. Turn left onto the High Street and left onto Bryn y Felin, just before Dyserth Garage. Continue along and Bryn Y Gwyn can be found on the right hand side.





Floor Plan

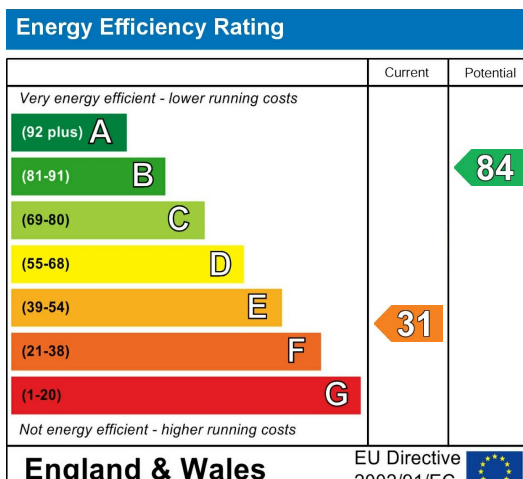
Floor area 83.5 sq.m. (899 sq.ft.)

Total floor area: 83.5 sq.m. (899 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.



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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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