



**Glan Aber Waterfall Road, Dyserth,
Denbighshire, LL18 6DB**

£297,500

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EPC - F32 Council Tax Band - F Tenure - Freehold

Waterfall Road, Dyserth

4 Bedrooms - House - Detached

Located in the charming village of Dyserth, Rhyl, this delightful four-bedroom detached stone house on Waterfall Road offers a unique opportunity for those seeking a character property with immense potential. Built in 1890, this home exudes a sense of history and charm, making it a perfect canvas for renovation enthusiasts or families looking to create their dream abode.

The property boasts two spacious reception rooms, providing ample space for family gatherings and entertaining guests. The four bedrooms offer comfortable living quarters, while the two bathrooms ensure convenience for the whole family. Set within a generous wrap-around garden, this home is ideal for outdoor activities and enjoying village life. With two driveways, parking for up to three vehicles is readily available, making it easy for family and friends to visit.

Although the property is in need of renovation, it presents a wonderful opportunity to personalise and modernise a home that is rich in character. Its village location offers a peaceful lifestyle while still being within easy reach of local amenities and attractions. This property is not just a house; it is a perfect family home waiting to be transformed into a cherished residence. If you are looking for a project that combines history with the potential for modern living, this character property on Waterfall Road is not to be missed.



Accommodation

Via a timber glazed door with glass panels adjacent, giving access into:

Porch

6'7" x 3'9" (2.01m x 1.15m)

Having tiled flooring, space for shoes and coats and a uPVC obscure double-glazed door giving access to:

Hallway

13'3" x 6'0" (4.04m x 1.83m)

Having lighting, storage under the stairs, a storage heater and doors off.

Living Room

25'1" x 12'0" (7.66m x 3.66m)

Having a beautiful bay timber-framed window with a feature double-glazed window overlooking the front garden, power, lighting, chimney breast, a timber-framed sash window on the side and a timber-framed stable door giving access to the side garden/driveway.

Downstairs Wet Room

8'11" x 8'5" (2.73m x 2.57m)

Comprising of a low flush W.C., storage heater, uPVC double-glazed obscure window onto the rear elevation, sink with stainless steel taps over, wet room shower with a wall-mounted electric shower, glass side panel, lighting, wall-mounted electric heater and an extractor fan.

Dining Room

11'11" x 11'8" (3.64m x 3.58m)

Having lighting, timber-framed double-glazed windows on the front elevation, a chimney breast, a storage heater, power points, a door off into a pantry and a door off into the kitchen.

Pantry/Storage

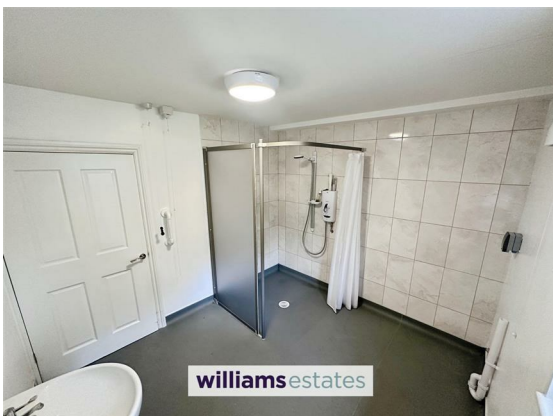
8'10" x 3'9" (2.70m x 1.16m)

Having lighting, power, timber-framed double-glazed window onto the rear elevation, quarry tiled flooring and shelves for storage.

Kitchen

8'10" x 6'7" (2.70m x 2.03m)

Comprising of wall and base units with worktop over, stainless steel sink and drainer with stainless steel mixer tap over, two uPVC double glazed windows onto the rear elevation over looking the rear garden, power, wall mounted electric heater, built in over with four ring electric hob over and a stainless steel extractor hood above and a uPVC double glazed door giving access to a sheltered area.



Sheltered Area

Having a Perspex roof giving shelter to a good space ideal for drying clothes or bin storage and having two timber gates giving access to the front and rear garden as well as a door off into the garage and a door off into additional storage.

Stairs to the First Floor Landing

Having a turn staircase that then splits to both front and rear of the property, a loft access hatch, lighting, and a beautifully placed timber framed sash window overlooking the front garden and doors off.

Bedroom One

12'10" x 12'0" (3.93m x 3.67m)

Having lighting, power, a storage heater, timber framed double-glazed window overlooking the front garden and a built-in wardrobe and drawers.

Bedroom Two

13'0" x 11'4" (3.97m x 3.47m)

Having lighting, power, four built-in wardrobes and a timber-framed double-glazed window overlooking the front garden.

Bedroom Three

12'2" x 8'7" (3.73m x 2.64m)

Having lighting, storage heater, built-in wardrobe and drawers, power, timber frame glazed sash window onto the side elevation and a Velux window.

Bedroom Four

8'9" x 6'7" (2.69m x 2.02m)

Having lighting, power, and a timber-framed window onto the rear and side elevation.

Bathroom

10'1" x 5'10" (3.09m x 1.78m)

Comprising of a low flush W.C., sink with taps over, bath with taps over, wall-mounted heated towel rail, shower cubicle with wall-mounted shower head, wall-mounted heater and a timber-framed obscure glazed window onto the rear elevation.

Garage

18'10" x 8'10" (5.75m x 2.71m)

Having lighting, shelves for storage, a window onto the side and double timber garage doors to the front.

Store Room

8'10" x 6'3" (2.71m x 1.91m)

Having a window onto the side elevation and a great space for additional storage.

Garden

The property boasts a generously sized wrap-around garden, offering a mix of laid-to-lawn areas, paved patio, and an abundance of established bushes, shrubs, and mature apple trees. Two separate gated driveways provide flexible access, with one conveniently leading to the garage. A stone-built outbuilding adds charm and useful storage potential, while steps lead to a raised lawn area, enhancing the garden's depth and layout. While already well-established, the garden offers excellent potential to be further improved and personalised through thoughtful re-landscaping, making it an exciting opportunity for those looking to create their ideal outdoor space.

Directions

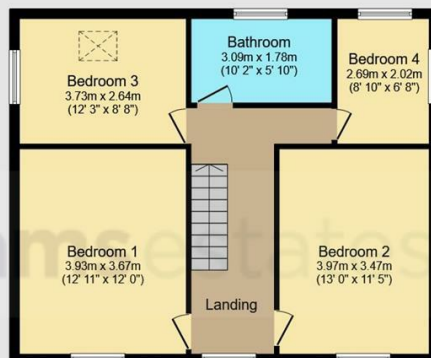
From our Prestatyn Office, turn left onto Meliden Road and proceed straight ahead at the mini roundabout, continue through the village of Meliden and at the traffic lights turn left into Dyserth, onto Waterfall Road. Continue down the road, and just before the little bridge, the property can be found to your left.





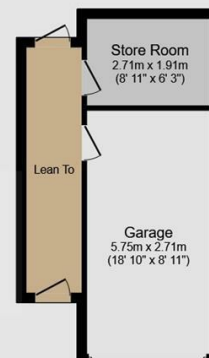
Ground Floor

Floor area 64.8 sq.m. (697 sq.ft.)



First Floor

Floor area 66.0 sq.m. (710 sq.ft.)



Outbuilding

Floor area 27.1 sq.m. (291 sq.ft.)

Total floor area: 157.8 sq.m. (1,699 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		73
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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