



**Tyr Foel High Street, Dyserth,
Denbighshire, LL18 6AB**

£350,000

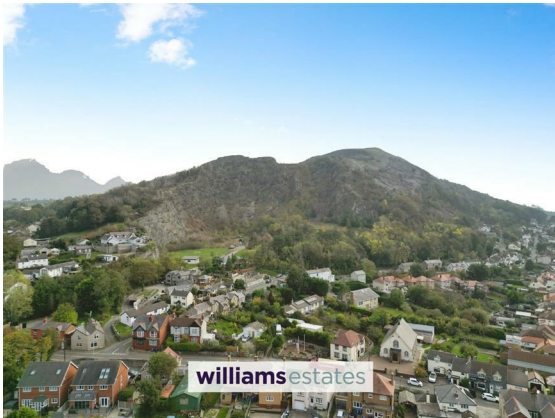
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EPC - B85 Council Tax Band - E Tenure - Freehold

High Street, Dyserth

4 Bedrooms - House - Detached

A substantial sized detached family home located in the picturesque village of Dyserth and within walking distance to the local amenities. The accommodation briefly comprises of entrance hallway, lounge, open plan living room, diner and kitchen, utility room, ground floor shower room, ground floor bedroom and a further utility area and W.C., shop floor/office (ideal for a variety of businesses, whether start-up or well established), three further bedrooms to the first floor and family bathroom. The outside providing off road parking, paved patio and covered pergola ideal for outside entertaining with purpose built fully insulated garden room/bar, a good sized store room and garage. The business may be available by separate negotiation making this an excellent opportunity to acquire a thriving established business. Viewing essential to fully appreciate what the property has to offer.



Accommodation

Via a modern double glazed door with matching side panel leading into the entrance hallway.

Entrance Hallway

Having coved ceiling, lighting, power points, radiator, laminate flooring, stairs off to the first floor landing and doors off.

Lounge

14'11" x 11'10" (4.56 x 3.61)

Having coved ceiling, lighting, power points, radiator, TV aerial point, complementary fire surround with open fire and marble hearth, a circular feature stained glass window onto the side elevation and double glazed bay window onto the front elevation.

Open Plan Living, Dining & Kitchen

26'3" x 17'5" (8.01 x 5.31)

The kitchen area is fitted with a range of quality wall, drawer and base units with granite worktop surfaces over, stainless steel sink and a half with mixer tap, two eye level ovens, island with base and drawer units with granite worktop with halogen hob, induction hob, warming plate with stainless steel extractor hood, void for an American style fridge freezer, built in microwave, built in coffee machine, wine cooler, void for dishwasher, inset spotlighting, quality laminate flooring, radiator, feature fireplace with granite hearth, double glazed window onto the side elevation, built in storage cupboard, double glazed double doors allowing access onto the garden and door leading into the utility room.

Utility Room

11'4" x 4'4" (3.47 x 1.34)

Having base and drawer units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, void for washing machine, void for tumble dryer, radiator, laminate flooring, obscure double glazed window and double glazed door onto the rear elevation and door leading into the shower room.

Shower Room

6'3" x 4'6" (1.92 x 1.39)

Fitted with hand wash basin, low flush W.C., shower enclosure with wall mounted shower, wall mounted heated towel rail, laminate flooring, and obscure double glazed window onto the rear elevation.

Ground Floor Bedroom/Reception Room

10'6" x 9'10" (3.21 x 3.00)

Having lighting, power points, TV aerial point, radiator, wall mounted electric meter and solar panel controls, laminate flooring, double glazed window onto the side elevation and door leading into the utility room.

2nd Utility off Bedroom

6'6" x 5'11" (1.99 x 1.81)

Fitted with wall and base units with granite worktop surfaces over with composite sink and drainer with mixer tap over, laminate flooring, built in pantry cupboard, double glazed window and door leading onto the driveway and door leading into the W.C.



W.C.

Comprising of W.C., radiator, tiled flooring, tiled walls and obscure double glazed window.

Shop Floor

16'2" x 13'1" (4.95 x 4.01)

Via a timber glazed door and having lighting, power points, two radiators, laminate flooring, built in storage cupboards, double glazed windows to the front and side elevations and door allowing access into the hallway.

Stairs Off To The First Floor Landing

Having coved ceiling, lighting, power points, radiator, loft hatch access, built in storage cupboard housing the air source boiler and hot water tank and doors off.

Bedroom One

13'10" x 9'7" to the wardrobes (4.22m x 2.92m to the wardrobes)

Having coved ceiling, lighting, power points, radiator, built in wardrobes with sliding mirrored doors, TV aerial point and double glazed window onto the front elevation.

Bedroom Two

11'10" x 9'11" (3.63 x 3.03)

Having coved ceiling, lighting, power points, radiator, TV aerial point and double glazed window onto the rear elevation.

Bedroom Three

10'5" x 9'4" max (3.18m x 2.84m max)

Having lighting, power points, radiator, built in wardrobes and double glazed window onto the front elevation.

Bathroom

10'3" x 5'10" (3.14 x 1.80)

Fitted with a white three piece suite comprising of a P shaped bath with wall mounted shower and waterfall shower head above, pedestal hand wash basin, low flush W.C., wall mounted heated towel rail, obscure double glazed windows onto the side and rear elevations.

Outside

The property is approached via double timber gates onto a driveway providing off road parking. The rear garden having a paved patio and a covered pergola ideal for al fresco dining and outside entertaining and is bound by fencing. The property has the benefit of an outside garden room/bar, a good sized store room and garage.

Garden Room

19'11" x 10'0" (6.096 x 3.058)

Fully insulated having lighting, power points, wall mounted electric heater, inset spot lighting, laminate flooring, double glazed windows and double glazed double doors allowing access to the rear garden.

Store Room

18'10" x 11'10" (5.747 x 3.631)

Having access via a timber door, obscure glazed window and lighting and access to the storage above the garage.

Garage

15'7" x 12'0" (4.762 x 3.672)

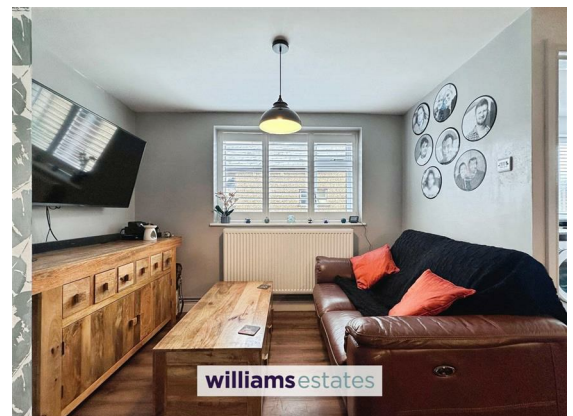
Having double timber doors and a timber glazed window onto the side with storage above the garage.

Directions

Proceed from our Prestatyn Office through the village of Meliden in the direction of Dyserth. Continue past the Craig Park hotel and Country Club and then turn left onto Waterfall Road. Continue up the hill to the crossroads and turn left into the High Street and the property can be seen on the left hand side.

Agents Notes

The business may be available by separate negotiation.





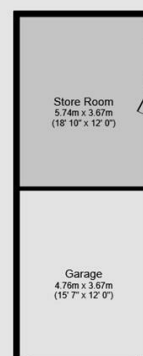
Ground Floor
Floor area 111.8 sq.m. (1,204 sq.ft.)



First Floor
Floor area 54.4 sq.m. (586 sq.ft.)



Outbuilding
Floor area 54.2 sq.m. (583 sq.ft.)



Total floor area: 220.5 sq.m. (2,373 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		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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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