

**32 Maes Cwyfan, Dyserth, Denbighshire,  
LL18 6BF**

**£410,000**

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**EPC - C76    Council Tax Band - F    Tenure - Freehold**

# Maes Cwyfan, Dyserth

## 4 Bedrooms - House - Detached

A spacious modern detached family house located in a popular residential area within the picturesque village of Dyserth and a stones throw away from the beautiful Dyserth Waterfalls. The accommodation briefly comprises of entrance hallway, ground floor cloakroom, living room, open plan kitchen, diner and living area, utility room, four double bedrooms, bathroom and en-suite shower room. Outside providing off road parking and garage with gardens to the front and rear. Viewing highly recommended to full appreciate what the property has to offer.



### Accommodation

Via a modern composite door leading into the entrance hallway.

### Entrance Hallway

Having a double glazed window onto the front elevation, power points, built in storage cupboard, radiator, stairs off to the first floor landing and doors off.

### Ground Floor Cloakroom

5'7" x 3'3" (1.724 x 1.001)

Fitted with a low flush W.C., pedestal hand wash basin, radiator, tiled flooring, partially tiled walls and extractor fan.

### Living Room

10'11" x 16'6" (3.332 x 5.033)

Having lighting, power points, TV aerial point, radiator, an inglenook fireplace with timber over mantle and slate hearth and double glazed bay window overlooking the front elevation.



### Open Plan Kitchen & Living Area

27'5" x 11'10" max (8.36m x 3.61m max)

The kitchen fitted with a range of modern high gloss wall, drawer and base units with complementary worktop surfaces over, stainless steel sink and drainer with mixer tap over, built in eye level double oven, five ring gas hob with stainless steel extractor hood above, integrated fridge freezer, integrated dish washer, tiled flooring, inset spot lighting, double glazed window overlooking the rear elevation and radiator. The dining area having tiled flooring and double glazed double doors with matching side panels leading onto the rear elevation. The living area having power points, TV aerial point, tiled flooring and double glazed window overlooking the rear elevation.



### Utility Room

7'5" x 5'8" (2.262 x 1.734)

Having wall and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, cupboard housing the central heating boiler, void for washing machine and tumble dryer, radiator, tiled flooring, extractor fan and double glazed door allowing access onto the side elevation.

### Stairs Off To The First Floor Landing

Having lighting, power points, loft hatch access, radiator, built in storage cupboard and doors off.

### Bedroom One

18'11" x 15'0" max (5.774 x 4.585 max)

A good sized room having lighting, power points, radiator, TV aerial point, double glazed bay window overlooking the front elevation and door leading into the en-suite shower room.

### En-suite

7'5" x 5'8" (2.261 x 1.734)

Fitted with a double shower enclosure with tiled walls, wall mounted shower and waterfall shower head, low flush W.C., vanity hand wash basin, wall mounted heated towel rail, shaver socket, tiled flooring and obscure double glazed window.

### Bedroom Two

12'8" x 10'3" max (3.861 x 3.146 max)

Having power and lighting, radiator and double glazed window overlooking the front elevation.

### Bedroom Three

12'0" x 10'1" (3.677 x 3.076)

Having lighting, power points, radiator and double glazed window overlooking the rear elevation.

### Bedroom Four

10'8" x 10'1" (3.258 x 3.088)

Having lighting, power points, radiator, laminate flooring and double glazed window overlooking the rear elevation.

### Family Bathroom

8'5" x 6'7" (2.586 x 2.025)

Fitted with panelled bath with wall mounted shower over, low flush W.C., vanity hand wash basin, partially tiled walls, wall mounted heated towel rail, tiled flooring, extractor fan, wall mounted safe and obscure double glazed window

### Garage

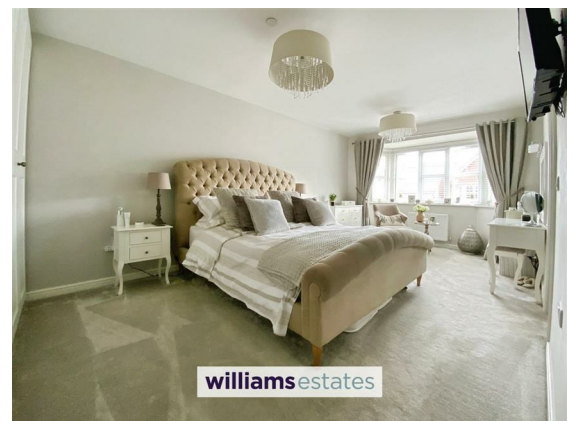
Having an up and over door, power and lighting.

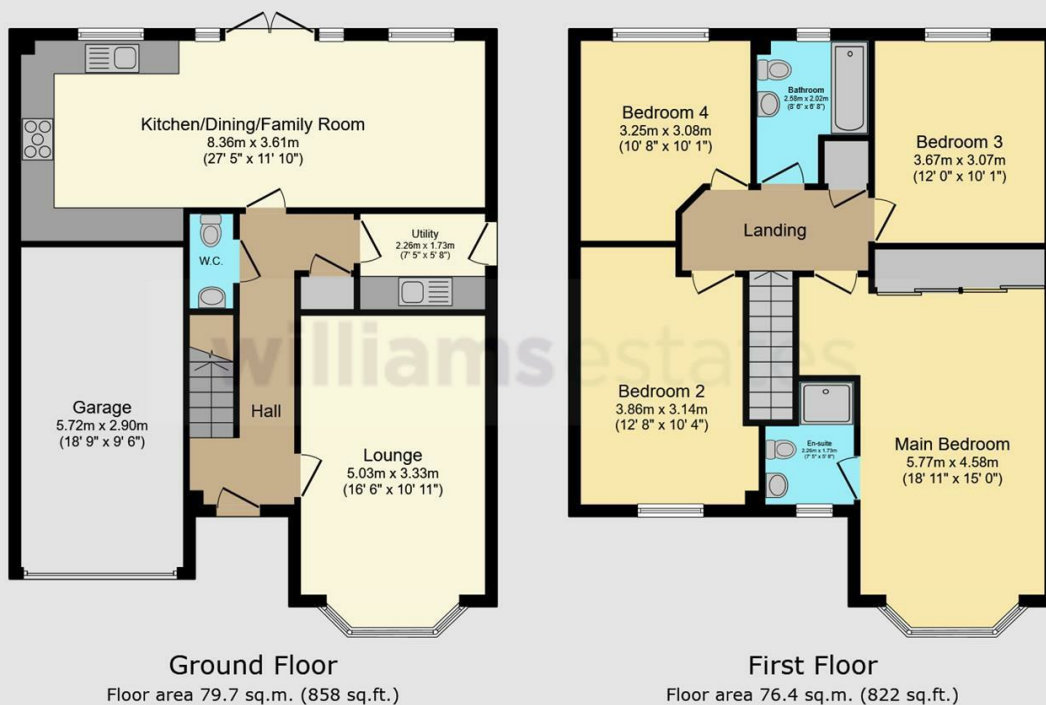
### Outside

The property is approached via a blocked paved driveway providing ample off road parking. The garden to the front being laid to lawn with slate chipping borders with a variety of plants and timber gate allowing access to the rear garden. The enclosed rear garden having a paved patio with pergola ideal for al fresco dining and entertaining, laid to lawn, outside water supply and lighting and bound by wall and fencing.

### Directions

Proceed from Prestatyn office left to the roundabout. Take the first exit off and continue along Meliden Road and through the village of Meliden and pass the Dyserth Falls resort on the left. Continue past the traffic lights and take the next turning left onto Maes Cwyfan and the property can be found on the right hand side.





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](http://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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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