



MONOPOLY®  
BUY ■ SELL ■ RENT

## Lower Foel Road, Dyserth, Rhyl LL18 6AT Offers In The Region Of £235,000

MONOPOLY BUY SELL RENT are pleased to present for sale this charming Dyserth property, offering a blend of character features and practical living across multiple levels, all within walking distance of local amenities and the village school. Inside, the home presents welcoming living spaces with wood-effect flooring, bright box-bay windows and a light-filled kitchen-diner. Two comfortable bedrooms sit on the main level, complemented by a fully tiled bathroom and a useful utility area. A converted room in the roof provides additional versatile accommodation with built-in storage, while the cellar adds further practicality with its concrete flooring, insulated rafters and housing for the air-source heating controls. Outside, the tiered garden with stone walling and lawned terraces creates an attractive outdoor retreat, and dedicated driveway parking enhances convenience. The property is also ideally positioned for easy access to the A55, making travel across North Wales straightforward and efficient.

- Panoramic Views of the Coast
- Practical Utility and Cellar
- Local Amenities Within Walking Distance
- Characterful Village Home
- Nearby the A55
- Versatile Room in Roof
- Freehold
- EPC In Progress
- Council Tax Band E



## Driveway & Approach

A dedicated port-side parking space leads to gently rising gravel paths and a paved landing with seating and an air-source fan. Concrete steps ascend to a modern UPVC front door, while block-paved steps provide an alternate route to the characterful wooden door opening into the kitchen-diner.

## Entry Hallway

The hallway showcases original exposed wooden flooring and a UPVC front door. Decorative coving and a dado rail frame the space, with doors branching to the lounge, master bedroom, bedroom two and the kitchen-diner. A radiator and conveniently placed coat hooks complete the area.

## Lounge

The room has wood-effect laminate flooring with a white fire surround and a marble hearth. Wooden shelving provides added storage, and a picture rail runs around the walls. There is a radiator and a box bay window looking to the front of the property.

## Kitchen Diner

A sociable and character-rich space featuring butcher-tile flooring, white cabinetry and a stainless-steel sink with tiled splashback. Natural light flows through a large garden-facing window, side obscure glazing, and an additional tiled alcove window. A wooden front door with obscure glass, ceiling panelling, a structural wooden beam, and wooden stairs leading to the first floor add further charm. Practical elements include a peek-through to the utility, the solar panel control box, and the panel box with meters.

## Utility Room

Designed for function with faux-tile vinyl flooring and space for white goods. A wooden door with obscure glazing, cat flap, and a side double-glazed window completes this versatile area.

## Master Bedroom

A serene room featuring wood-effect laminate flooring, classic coving, a dado rail and a radiator. A large box-bay window enhances natural light and adds a spacious feel.

## Bedroom 2

A light dual-aspect room with wood-effect laminate flooring, dado rail, radiator, and windows overlooking both the side of the property and the garden.

## Bathroom

Fully tiled floors and walls frame a practical suite with toilet, sink and bath with shower attachment. An obscure double-glazed side window, extractor fan, wall-mounted heater, and built-in shelving repurposed from the former airing cupboard provide comfort and convenience.

## Room In Roof

A bright upper-level space with wood-effect laminate flooring, a dormer window to the front, built-in eaves storage, shelving, and a wardrobe. A wooden door leads to the staircase descending to the kitchen.



## Cellar

### \*\*Cellar\*\*

A practical, well-maintained space featuring a solid concrete floor and painted brick walls. A single-glazed window provides natural light, while added insulation along the roof rafters supports the energy efficiency of the main house above. The cellar also houses the control system for the air-source heating, making it an ideal area for storage and essential utilities.

## Garden

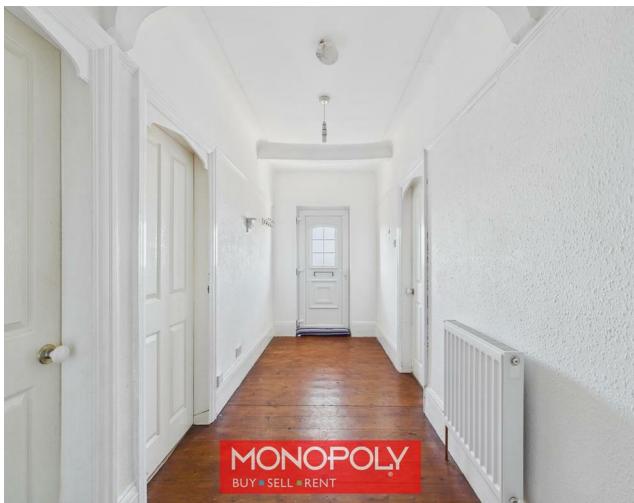
Tiered outdoor spaces bordered by attractive stone walling provide multiple levels of slim lawned areas. Concrete and brick-edged steps connect each terrace, offering structure and charm to the garden layout.



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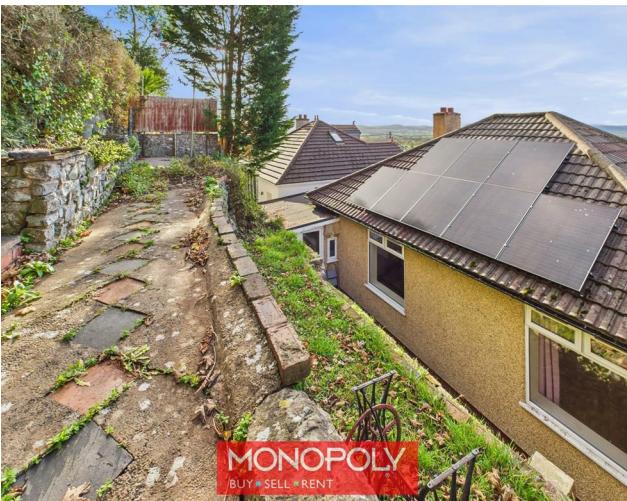


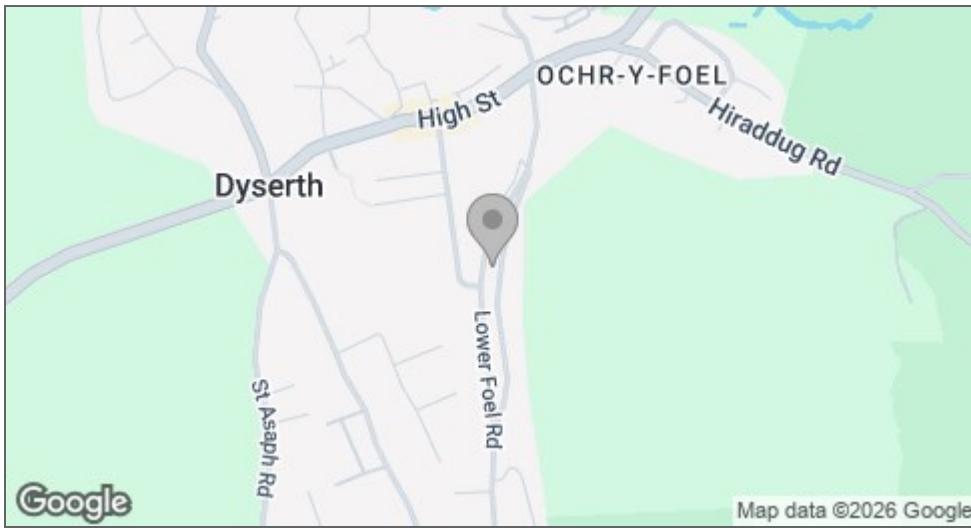


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

