



Rhodfa Conwy

, Dyserth, LL18 6LS

£350,000



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Ground Floor

Hallway

Lounge

26'2" x 13'6" (7.98m x 4.14m)

Stretching the length of the property, with triple aspect windows and doors to the front side and rear this room is large, versatile and bright. The space provides the opportunity for the future homeowners to use this room in many ways, having space for home office or dining alongside a living or entertaining space. Sliding door to the rear provides access to the rear garden and enjoys the benefit of this properties views. Access from both the lounge and kitchen at respective ends of the room.

Kitchen/Diner

19'10" x 10'9" (6.05m x 3.30m)

Currently split in to two areas, with kitchen area to the rear of the room and providing access through to the main reception, the kitchen made up of a mix of wall and base units providing plenty of storage and preparation space. Towards the front of the room, leading from the hallway ample space suited to a dedicated dining area.

Utility

9'5" x 8'2" (2.88m x 2.50m)

Accessed directly off the kitchen, this larger than average utility space is plumbed ready for washer and dryer, while offering space as both "boot room" and additional pantry area. With access to the back garden, garage via internal door, and downstairs WC.

Downstairs WC

Garage

16'4" x 8'2" (5.00m x 2.50m)

First Floor

Landing

Bedroom One

15'8" x 12'4" (4.78m x 3.78m)

Bedroom Two

13'5" x 12'4" (4.09m x 3.78m)

Bedroom Three

10'0" x 8'7" (3.07m x 2.64m)

Bedroom Four

14'11" x 8'2" (4.57m x 2.51m)

Study / Bedroom Five

8'2" x 6'0" (2.49m x 1.83m)

Bathroom

10'5" x 8'7" (3.18m x 2.64m)

External

The property, set back from the road, provides plenty of privacy. A block paved driveway offers off round parking for a couple of vehicles. Access to the rear garden via a side garden that currently being utilised as the functional area of the outside space with space for waste and recycling, a garden shed for additional storage and also the oil tank. As the property opens to the large rear garden you get great views of Graig Fair. The garden is mostly lawned with established shrubs and hedges for privacy and has a large deck area.



Road Map



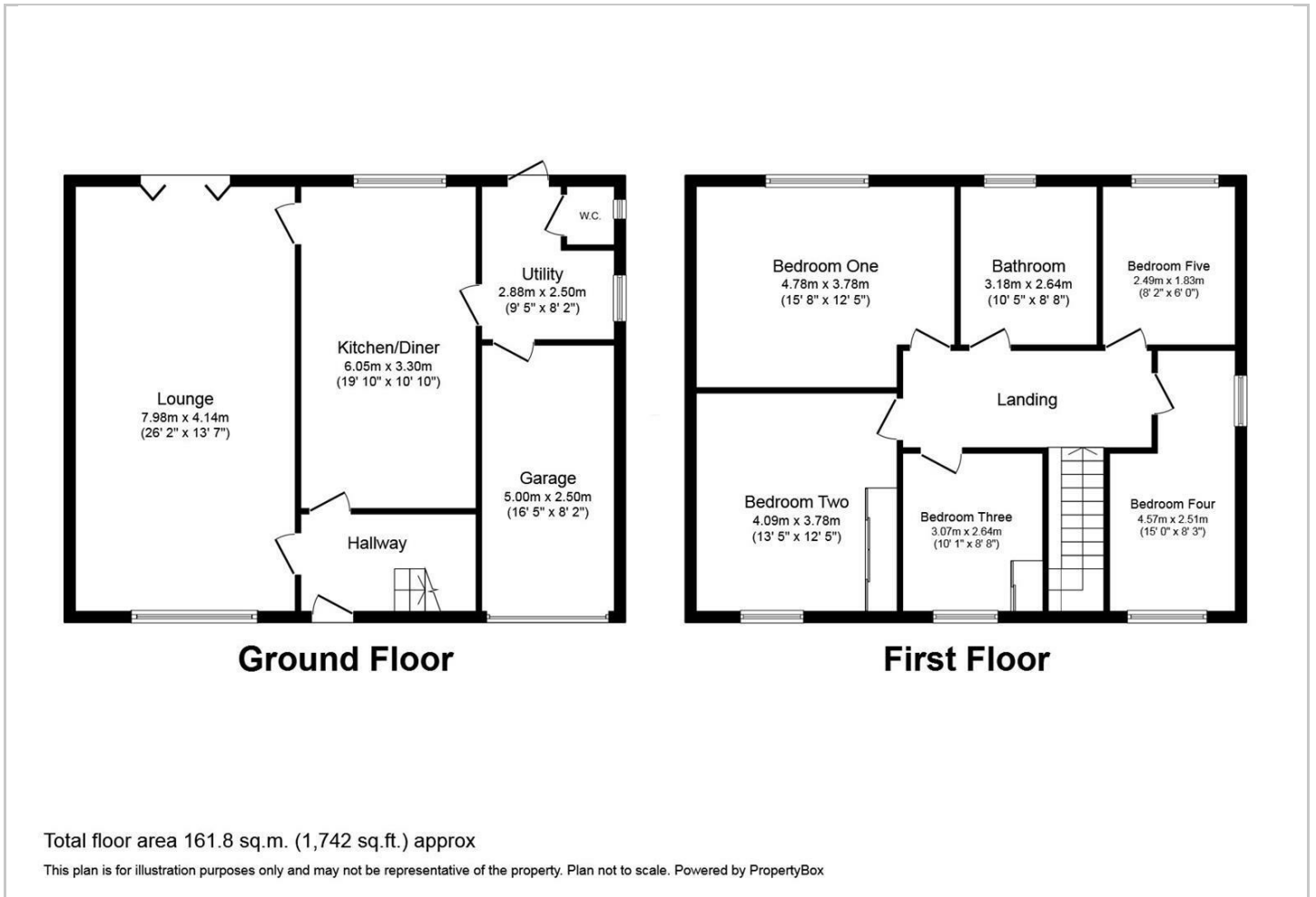
Hybrid Map



Terrain Map



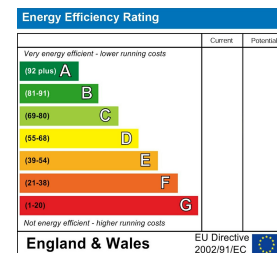
Floor Plan



Viewing

Please contact our Idris Estates Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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