



# JONES PECKOVER

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## The Rockery Waterfall Road, Rhyl, LL18 6ES

- 3 Bedroom detached property
- Immaculately presented throughout
- Modern fitted kitchen & appliances
- Landscaped gardens & Stunning views
- Beautifully secluded
- Ensuite and walk in wardrobe to Master bedroom
- Private driveway
- No onward chain



Welcome to Waterfall Road, Dyserth - a location that offers the perfect blend of modern living and natural beauty. This property boasts a high specification, ensuring a comfortable and luxurious lifestyle for its future residents.

As you step into this home, you'll be greeted by enviable views that will leave you in awe. The open plan living space is designed to maximise natural light, creating a bright and airy atmosphere throughout the property.

Whether you're looking to relax in style or entertain guests, this modern home provides the ideal setting for both. Don't miss out on the opportunity to make this stunning property your own and experience the best of what Dyserth has to offer.

### ENTRANCE HALL

8'9" x 6'5" (2.682 x 1.968)

Brick built with double glazed door and windows around with inset spotlights, tiled floor with underfloor heating

### LIVING/DINING AREA

15'0" x 33'9" at the widest point (4.589 x 10.309 at the widest point)

Beautiful open plan, light and bright, living space with double glazed bi-fold doors leading on to a decked balcony with steps down to the garden.

Living area leads to open plan dining area which in turn leads to the kitchen. All downstairs living areas are tiled with matching tiles and underfloor heating. All areas have in set spotlights and there are bi-fold doors in the living and dining room areas. Dining room area also has two skylight windows allowing natural light to flood in.

### KITCHEN

12'10" x 13'5" (3.932 x 4.099)

Beautifully fully fitted, modern kitchen with a vast range of floor to ceiling units. Built in steam oven, two electric ovens and integrated microwave. Large island with Silestone counter top. Sink and mixer tap over and storage cupboards underneath. 2 integrated fridge freezers, electric hob and stainless steel extractor above. Inset spot lights and two sky light windows providing plenty of natural light. Kitchen leads to Utility Room

### UTILITY ROOM

12'6" x 7'7" (3.818 x 2.316)

Large utility room with worktop and base units. Plenty of space and plumbing for washing machine and dishwasher. Double glazed door leading outside. Inset spot lights and tiled floor with underfloor heating. Sink with tap and splash back. Access to loft area via a loft hatch.

Utility room leads to Boiler Room.

### BOILER ROOM

3'8" x 7'4" (1.129 x 2.260)

Contains oil fired boiler and ample storage space.

### STUDY

12'11" x 7'6" (3.954 x 2.302)

Light and bright open plan area with Bi-fold double glazed doors leading to balcony ideal for those working from home. Inset spot lights and tiled floor with underfloor heating.

### DOWNSTAIRS CLOAKROOM

6'11" x 3'2" (2.122 x 0.968)

Modern white tiled room with WC, sink and small vanity unit. Inset spot lights.

Separate under-stairs storage cupboard which is located next to the downstairs cloakroom.

### STAIRCASE

American White Oak turned staircase with glass balustrades to first floor.

### FAMILY BATHROOM

12'11" x 7'5" (3.940 x 2.278)

Modern, extremely spacious, white three piece suite with electric underfloor heating. Freestanding bath with hand held shower attached and situated under a sky light window and Large walk in shower. Electric towel rail. Inset spot lights.

### MASTER BEDROOM

18'1" x 11'4" (5.527 x 3.458)

Large master bedroom which is light and airy with good quality carpet throughout. Bi-fold double glazed windows with Juliette



balcony, Large double glazed 3/4 windows to the side. Inset spot lights. Radiator.

Large walk in wardrobe measuring 1.964 x 2.467m with inset spot lighting.

### ENSUITE BATHROOM

6'4" x 9'0" (1.932 x 2.768)

A large en-suite bathroom with large walk in shower, WC, vanity unit and heated towel rail. Electric heated flooring and inset spot lighting.

### BEDROOM 2

12'11" x 11'2" (3.943 x 3.423)

Lovely spacious double bedroom with double glazed bi-fold windows and Juliette balcony. Pendant light fitting. Carpeted throughout. Radiator.

### BEDROOM 3

11'3" x 14'10" (3.443 x 4.534)

A nice sized double bedroom with double glazed windows overlooking the landscaped garden to the front of the property with sky light. Pendant light fitting. Carpeted throughout.

### GARDEN COTTAGE

In addition to this stunning property there is an opportunity to view and purchase by separate negotiation a detached one bedroom cottage, it offers a unique opportunity for those seeking an additional income.

Step inside to discover a well-appointed one-bedroom layout, ideal for those looking for a manageable yet comfortable living space, rental property or holiday cottage. With plenty of storage options, you can keep your belongings neatly tucked away, maintaining the serenity of your new abode.

### MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

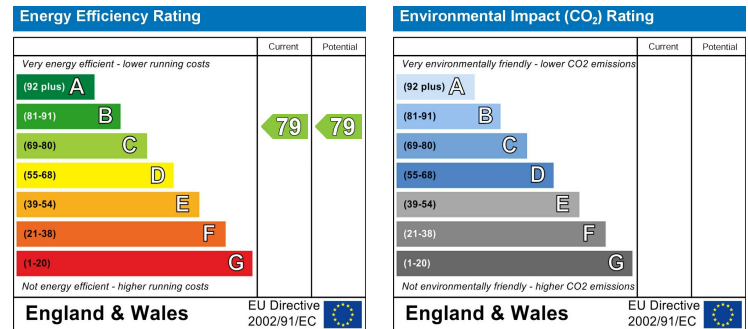
### MONEY LAUNDERING

The successful purchaser will be required to produce adequate

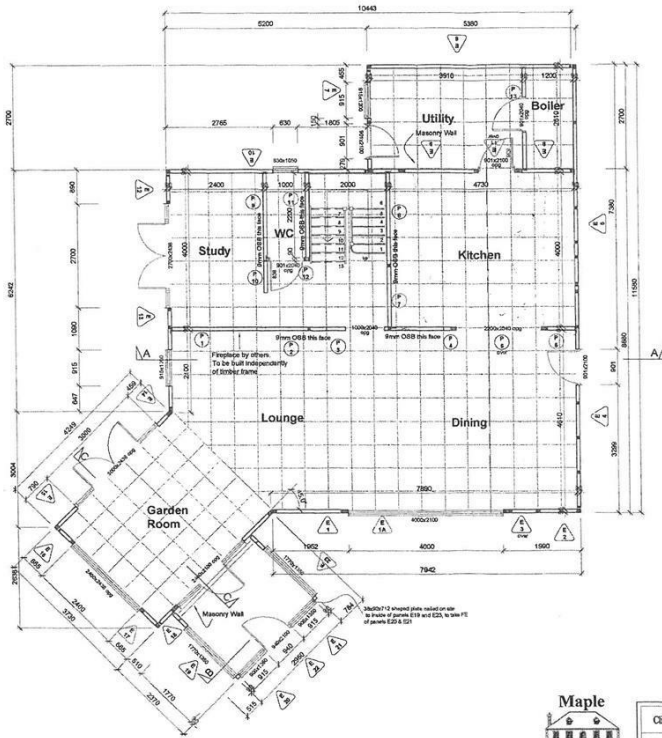
identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

### IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

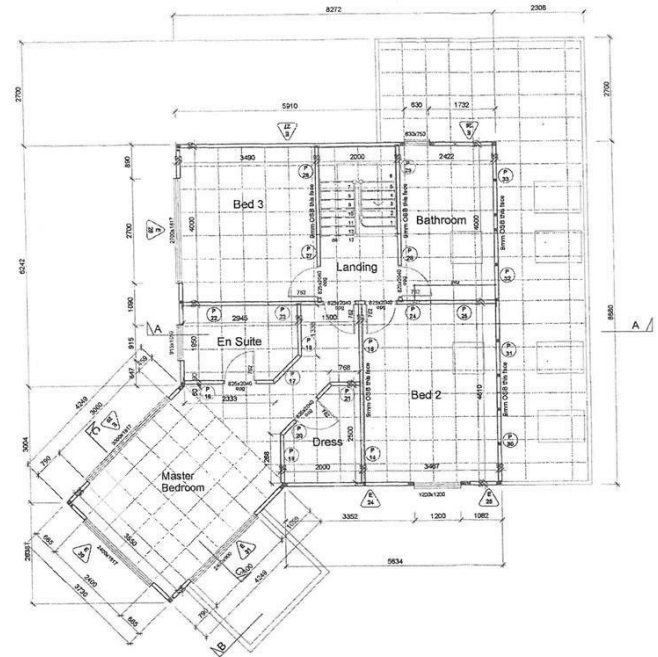






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Client  
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