



JONES PECKOVER

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Bedwarian 76 Cwm Road, Dyserth, Denbighshire LL18 6HR

The property comprises a substantial two-storey detached house set within large grounds and benefiting from roadside access, yet enjoying views over the surrounding countryside. The property and grounds are originally understood to have formed part of a small market garden enterprise but which have now been substantially altered to provide a very impressive residential dwelling house offering well proportioned reception rooms at ground floor level with three/four first floor bedrooms and with numerous storage and dressing room areas incorporated into the property's layout. First floor balconies are also provided to the rear of the property. Externally there are easy to maintain front and rear gardens with an open fronted car port accessed by means of a concrete drive with brick paver frontage. In addition to the formal gardens the property benefits from a large area of land situated to the rear on which are positioned a range of timber and block built garden store sheds and partly converted summer house. There is a lot to see with this property for which an early inspection is recommended.

MAIN FEATURES

- Extended Two-Storey Detached House
- Large Bedrooms with Storage
- Peaceful Village Location
- Far-Reaching Views
- Spacious Reception Rooms
- Extensive Front & Rear Gardens
- Good Access onto A55
- Council Tax: Band G

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LOCATION

The property is positioned within a much sought after location on Cwm Road, Dyserth providing ease of access to local shops, schools and social amenities whilst offering far reaching views over the Vale of Clwyd towards St George and Abergele, and with Dyserth mountain to the rear. The property enjoys good access to the Coastal resorts of North Wales whilst the A55 Expressway allows ease of communication to Chester and the North West region and further west towards Bangor and Holyhead. Ideally situated between the mountains and the sea this property will appeal to those seeking a peaceful location in which to reside but with excellent access to leisure and recreational activities whilst also offering ease of communication to the larger towns of the region.

DESCRIPTION

The property comprises a substantial two-storey detached house set within large grounds and benefiting from roadside access, yet enjoying views over the surrounding countryside. The property and grounds are originally understood to have formed part of a small market garden enterprise but which have now been substantially altered to provide a very impressive residential dwelling house offering well proportioned reception rooms at ground floor level with three/four first floor bedrooms and with numerous storage and dressing room areas incorporated into the property's layout. First floor balconies are also provided to the rear of the property. Externally there are easy to maintain front and rear gardens with an open fronted car port accessed by means of a concrete drive with brick paver frontage. In addition to the formal gardens the property benefits from a large area of land situated to the rear on which are positioned a range of timber and block built garden store sheds and partly converted summer house. There is a lot to see with this property for which an early inspection is recommended.

ACCOMMODATION

ENTRANCE HALL

17'4" x 11'1" (5.30 x 3.38)

Large open-plan reception hall with timber door and fitted with good quality dark wood turned staircase with easy-tread risers and featuring deep set windows to front, understairs storage cupboard and coved ceilings.

CLOAK ROOM

6'4" x 5'6" (1.94 x 1.69)

Large cloakroom with wash hand basin and WC, part tiled walls.

LOUNGE

18'0" x 16'11" maximum (5.50 x 5.17 maximum)

Pleasant sitting room with fully glazed windows to adjoining conservatory, secondary windows to side and featuring decorative fireplace and fitted with ceiling rose and light fitting, coving and wall lights.

CONSERVATORY

14'9" x 12'5" (4.51 x 3.80)

With twin hinged doors and featuring full height glazed windows with marble style flooring and further inner door to dining room.

DINING ROOM

14'9" x 11'10" & 12'2" x 11'5" (4.52 x 3.63 & 3.73 x 3.49)

Large multi-function dining/entertaining room with rear and side aspect windows having solid timber doors to conservatory and with a small inner corridor leading to the kitchen.

STUDY

12'7" x 12'5" (3.84 x 3.79)

With bay window to front, side patio doors and central fireplace with marble effect surround and slate hearth.

KITCHEN/BREAKFAST ROOM

17'8" x 15'0" (5.40 x 4.59)

Featuring two-ring Aga set to brick surround, further range of base and wall storage units, preparation surfaces, cooker with hob and extractor unit, tiled wall surfaces. Deep set windows to front elevation and including ample room for breakfast table and snug. Stable doors through to:

UTILITY ROOM

15'3" x 6'3" (4.66 x 1.92)

With further range of base and wall storage units, sink, tiled walls, built in plumbing and shelving, rear stable door leading through to garden WC.

FIRST FLOOR

LANDING

With built-in airing cupboard and store space. Drop-down ladder to part converted loft area (not inspected).



MASTER BEDROOM

17'1" x 12'3" (5.21 x 3.75)

Large double bedroom with patio doors opening onto shared external balcony. Two large built-in store cupboards measuring 3.31m x 1.49m and 1.60m x 1.58m and incorporating a range of shelving, hanging rails and storage areas. Further en-suite bathroom measuring 3.89m x 2.24m fitted with bath with side panelling, WC, wash hand basin and shower cubicle, part tiled walls.

BEDROOM TWO

14'7" x 12'2" (4.47 x 3.73)

With door onto shared balcony. Large double bedroom with walk-in wardrobes measuring 1.87m x 1.58m and fitted with hanging rails, shelving and store areas.

BEDROOM THREE

15'6" x 14'1" (4.73 x 4.31)

With twin aspect windows, built-in mirrored wardrobes with shelving and hanging rails.

BATHROOM

11'6" x 9'11" (3.53 x 3.04)

With front aspect window and fitted with ceramic Saniton bathroom fittings and separate roll top bath, built-in shower cubicle and tiled walls.

BEDROOM FOUR

18'0" x 7'1" (5.49 x 2.18)

Small single bedroom situated within the eves featuring colour glazed internal window.

GARDENS & GROUNDS

The property is approached from Cwm Road by means of a splayed entrance with feature stone walling and decorative iron gates to the concrete parking area with car port for two vehicles. Brick paver frontage is provided to the property with raised lawn areas incorporating a small shrubbery with the gardens extending to the side. Access through the car port provides a further driveway to the rear gardens which comprise formal gardens set within privacy walling and currently laid to grass with a small timber summer house and with gated access to informal rear gardens which feature a range of timber garden sheds, store rooms and stables fronting onto a large grassed area with semi-mature trees to part.

TENURE

Property will be offered for sale Freehold with vacant possession on completion - Confirmation should be sought from your Solicitors

SERVICES

We understand that mains water, drainage and electricity services are connected to the property, together with an oil fired central heating system to radiators situated to most principal rooms. None of the services have been tested for capacity or correct functioning, and all potential purchasers should satisfy themselves entirely regarding these matters.

COUNCIL TAX BANDING

The property is situated in the County of Denbighshire - Council Tax Band G (information obtained from the Valuation Office Website)

VIEWING

By arrangement with the Agents, Jones Peckover, 61 Market Street, Abergele, Conwy LL22 7AF. Tel: 01745 832240 Email: abergele@jonespeckover.com

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.

DIRECTIONS

From our Abergele office proceed to the Rhuddlan roundabout continue through the village and take the first turning off the mini roundabout adjacent to Rhuddlan golf course onto New Road. Proceed until the traffic light controlled junction and turning right and first left into Cwm Road when the property will be found approximately 500 meters on the right hand side, identified by means of our 'For Sale' board.



