

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

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The Property Ombudsman Registration Number - N00766-0

REDUCED



35A St. Asaph Road, Dyserth, Denbighshire LL18 6HG

An opportunity to acquire an individually designed and built Detached Family Home set in a private cul de sac in a sought after position within 5 miles of the A55 Expressway. The accommodation briefly affords: Spacious Entrance Hall, Cloak Room, Living Room, Lounge and Feature Fitted Kitchen with Utility Room off and Ground Floor Bedroom with En Suite Shower Room.

To the First Floor are 3 Further Bedrooms with the Master Bedroom benefitting from a modern En Suite Shower Room and a good sized Contemporary Family Bathroom with white 3 piece suite.

To the exterior Number 35A is accessed via a shared access way off St Asaph Road with gravelled parking area for up to 4 cars and giving access to the Garage. Paved pathway with shaped lawns and central palm tree. Timber gateway to the left hand garden area. Raised decked area with octagonal Timber Chalet. Timber gate to enclosed rear garden with fencing and mature shrubs and trees. Ornamental shaped pond and electric lighting around the property.



Offers Around £450,000

35A St. Asaph Road, Dyserth, Denbighshire, LL18 6HG

Canopy Porch

With York stone copings and double glazed entrance door with matching side panels leads to

Spacious Entrance Hall

21'6 x 7'6(maximum measurements) (6.55m x 2.29m(maximum measurements))

Radiator, power points, coved ceiling and wood panel flooring.

Cloakroom

With close couple WC, wash hand basin having mixer tap, radiator, tiled floor, extractor fan and coved ceiling with inset downlighters. uPVC double glazed window.

Dining Room

11'3 x 13'3 (3.43m x 4.04m)

Radiators, power points, wood flooring and coved ceiling. Twin uPVC double glazed French doors giving aspect over and access to the rear garden.

Feature Fitted Kitchen

12'9 x 14'10 (3.89m x 4.52m)

Fitted out with a contemporary range of timber faced base and wall mounted units having formica topped work surfaces with tiled splash backs and inset downlighters. Central timber island unit with marble inset, drawer and cupboard space and wine rack and two stainless steel downlighters. Inset Belling stainless steel gas hob having filter hood over and electric double oven and grill below. Integral automatic dishwasher and integral fridge. Power points, tiled floor, coved ceiling with inset downlighters and uPVC double glazed window.

Utility Room off

15'10 x 5'4 (4.83m x 1.63m)

Range of timber faced base units having formica topped work surfaces and tiled splash backs. Stainless steel sink unit with mixer tap and rinsing sink. Space and plumbing for automatic washing machine and tumble dryer. Power points, radiator, tiled floor and tall storage cupboard with floor standing Worcester oil fired central heating boiler . uPVC double glazed window and matching external door.

Lounge

19'2 x 13'4 (5.84m x 4.06m)

Feature timber fireplace with marble hearth and inset and propane gas living flame gas fire. Two radiators, power points, wood flooring, coved ceiling and uPVC double glazed window with Georgian bars overlooks the front garden.

Ground Floor Bedroom 2

10'9 x 12'6 (3.28m x 3.81m)

Radiator, power points, carpet, coved ceiling and uPVC double glazed window with Georgian bars overlooks the rear garden.

En Suite Shower Room off

Tiled shower enclosure with chrome effect shower control unit, glazed splash screen and twin sliding doors. Pedestal wash hand basin with mixer tap and close couple WC. Tiled floor, coved ceiling with inset downlighters, radiator, extractor fan and uPVC double glazed window.

FIRST FLOOR LANDING

Carpet, power point and skylight window.

Walk in Boiler Cupboard

With shelf space and hot water cylinder.

Family Bathroom

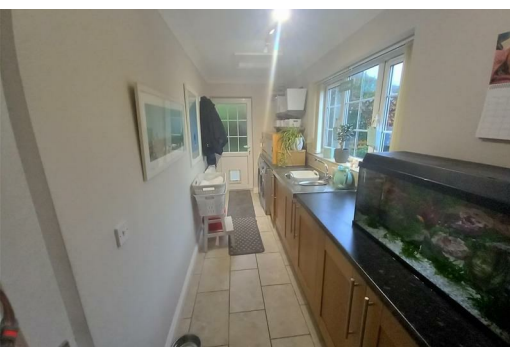
10'9 x 10'4(maximum measurements) (3.28m x 3.15m(maximum measurements))

Fitted out with a three piece suite comprising of panelled bath within tiled inset with central mixer tap. Vanity unit with wash hand basin, mixer tap and cupboard below and close couple WC. Radiator, tiled floor, ceiling with inset downlighters and uPVC double glazed window.

Bedroom 1

12'8 x 16'2(to front of wardrobes) (3.86m x 4.93m(to front of wardrobes))

Full length fitted wardrobes having timber doors and with hanging and shelf space being 3'6 deep. Two radiators, carpet, power points and twin uPVC framed double glazed window with Georgian bars enjoying views out to distant hills.



En Suite Shower Room off

Tiled shower enclosure with glazed screen and twin headed chrome effect shower unit. Vanity unit with timber top, cupboard below and square shaped wash hand basin with waterfall mixer tap. Close couple WC and chrome effect ladder style heated radiator. Tiled floor, ceiling with inset downlighters and white framed double glazed window with Georgian bars.

Bedroom 3

11'(maximum measurement) x 14'8 (3.35m(maximum measurement) x 4.47m)

Radiator, power points, carpet and white framed double glazed window with Georgian bars enjoys views to the front.

Bedroom 4/Home Office

13'4 x 9'6(maximum measurement) (4.06m x 2.90m(maximum measurement))

Radiator, power points, carpet and uPVC double glazed window to rear with Georgian bars giving views over nearby hillside.

Exterior

Shared access way off St Asaph Road leading to Number 35A with a gravelled parking area for up to 4 cars and giving access to the Garage. Metal personnel gate leads to the steps to the paved pathway with shaped lawns either side having well stocked flower beds and central palm tree. Paved pathways to both sides of the House. Timber gateway to the left hand garden area being mainly laid to lawn with inset paved pathway. Raised decked area with octagonal Timber Chalet having electric light and power laid on. Timber gate to the enclosed rear garden with fencing and mature shrubs and trees. Gravelled area along with paved patio adjacent to the French doors from the Living/Dining Room. Ornamental shaped pond and electric lighting around the property. To the right hand side is a paved pathway with gravelled area allowing for vegetable plot and useful timber Potting Shed. Oil storage tank, propane gas cylinder storage area and timber gates to the front garden.

Brick Built Double Garage

18'6 x 19'6 (5.64m x 5.94m)

Twin metal up and over doors with electric power and light laid on. Roof storage areas. Storage area to the rear of the Garage.

Directions

From Rhyl proceed to Rhuddlan. From Rhuddlan proceed straight across the Golf Club roundabout onto New Road and onto Dyserth. On entering Dyserth turn right at the traffic lights, continue bearing right onto St Asaph Road and Number 35A can be found on the left hand side down a private driveway adjacent to Number 35.

Agents Notes

Please Read Carefully

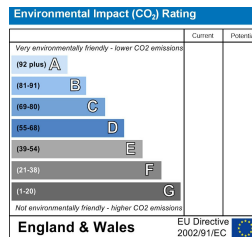
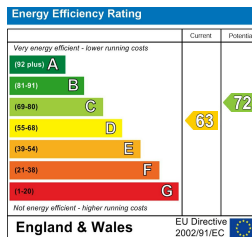
1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 10th October 2023
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND F - FREEHOLD





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, stairs and/or other items are approximate and no responsibility is taken for any error or omission in the floorplan. The floor plan is for information only and is not to be used as a basis for any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee can be given for their operation or efficiency at the time.

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