



**158 Dyserth Road, Rhyl, LL18 4DT**

**£360,000**

 4  2  2  B

**EPC - B83**

**Council Tax Band - F**

**Tenure - Freehold**

# Dyserth Road, Rhyl

## 4 Bedrooms - House

This impressive detached house, built by Anwyl in 2018 still has NHBC warranty. The accommodation affords the entrance hallway, lounge, dining room, open plan kitchen with breakfast bar and sitting area, utility room with access to a ground floor toilet. On the upper floor there is the landing, family bathroom, four bedrooms plus master en-suite shower room. Having double glazing, gas central heating, rear driveway, garage, landscaped front garden, side garden area plus cottage style landscaped garden to the rear. EPC is B83. Freehold. Council tax F.



### Accommodation

Composite front door giving access into the hallway

### Entrance Hallway

Having a radiator and staircase to the upper floor.

### Lounge

25'1" x 11'5" (7.66 x 3.49 )

Having radiators, T.v connection, ornate fire surround, two double glazed side windows, double glazed bay window to the front and double glazed French doors give access to the patio areas and landscaped rear garden.

### Dining Room

12'5" x 10'7" (3.81 x 3.25)

Having a radiator and double glazed bay window to the front.

### Open Plan Kitchen

16'10" x 13'6" (5.15 x 4.14 )

Fitted with wall, base and drawer units, worktop surfaces with matching up-stands, single drainer sink, eye level double oven, gas hob with extractor fan over, integral dishwasher and fridge freezer, inset spot lighting, t.v connection, double glazed rear window, Karndean flooring, central breakfast bar and sitting area with radiator, under stairs storage cupboard, full length double glazed corner windows with double glazed French door which lead out onto the patio and landscaped rear garden. Door to the utility room.

### Utility Room

6'0" x 5'9" (1.85 x 1.76 )

Concealed boiler, base unit with worktop surface over, single drainer sink, plumbing for a washing machine, radiator, Karndean flooring, double glazed side door and door to the ground floor toilet.

### Ground Floor Toilet

6'0" x 3'1" (1.84 x 0.95 )

Comprising of a pedestal wash hand basin, toilet, extractor fan, radiator and Karndean flooring.

### First Floor Landing

With radiator, built in storage cupboard, loft hatch and doors off:



### Bedroom 1

13'5" x 10'6" (4.09 x 3.21 )

Having built in wardrobes, radiator, double glazed rear window and door to the en-suite shower room.

### En-Suite Shower Room

7'2" x 6'3" (2.19 x 1.92 )

Comprising of a pedestal wash hand basin, toilet and double size shower enclosure, wall tiles, extractor fan, spot lights, shaver socket, laminate flooring and double glazed window.

### Bedroom 2

11'9" x 11'7" (3.59 x 3.54 )

Having a radiator and double glazed rear window.

### Bedroom 3

11'10" x 9'8" (3.61 x 2.96 )

Having a radiator, double glazed front window plus another double glazed side window.

### Bedroom 4

11'8" x 8'9" (3.56 x 2.69 )

With radiator and double glazed front & side windows.

### Bathroom

6'11" x 6'5" (2.12 x 1.96)

Comprising of a pedestal wash hand basin, toilet, bath, wall tiles, extractor fan, shaver socket, spot lighting, heated towel rail, laminate flooring and double glazed front window.

### Outside

The South facing front has been designed with shaped flower beds planted with a wide variety of bedding plants, shrubs & trees, giving the property privacy. The main garden is lawned and is of a good size. To the side there is a further lawned garden which has the morning sun, perfect for having your breakfast outside.

The rear garden offers a landscaped countryside garden planted with wide flower beds with central pond, paved patio and gravelled areas. Viewing is essential to appreciate the surrounding gardens.

### Garage

17'4" x 9'3" (5.30 x 2.84)

Located at the rear via the private lane, the driveway leads up to the detached garage. Having up and over door, mains power and composite side door for easy access via the rear garden.

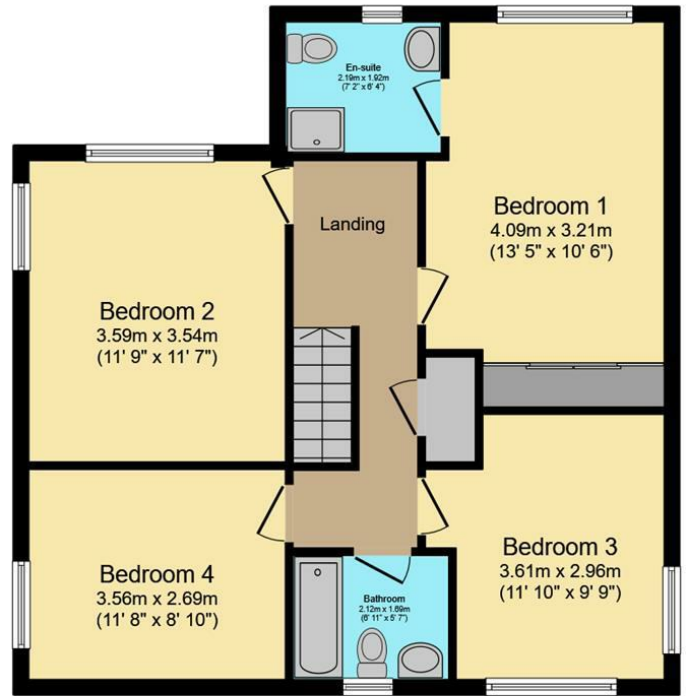
### Directions

Proceed onto Vale Road that in turn leads onto Dyserth Road. Continue to the very end, passing the new Anwyl site. Go over the roundabout and this house can be located onto the left hand side on the corner just before New Pines.





**Ground Floor**  
Floor area 72.8 m<sup>2</sup> (784 sq.ft.)



**First Floor**  
Floor area 70.7 m<sup>2</sup> (761 sq.ft.)

**TOTAL: 143.5 m<sup>2</sup> (1,545 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.