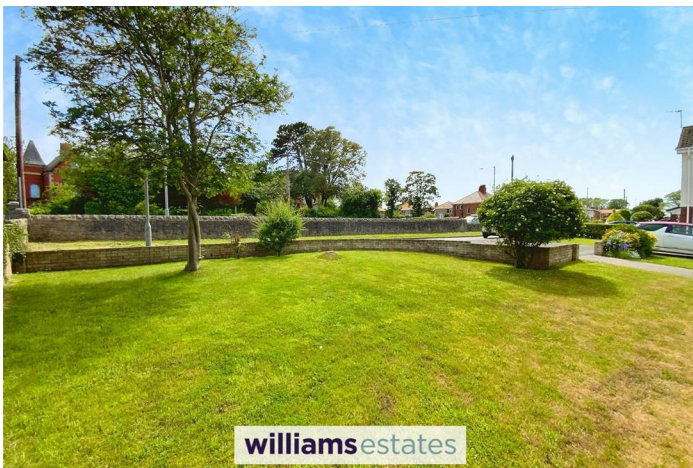




106 Dyserth Road, Rhyl, LL18 4DT

£249,950



EPC - null Council Tax Band - E Tenure - Freehold

Dyserth Road, Rhyl

4 Bedrooms - House

Nestled on Dyserth Road, this delightful detached house offers a perfect blend of comfort and convenience. The property boasts a spacious layout, featuring four bedrooms, two reception rooms, kitchen, WC and a shower room. Outside, you will find gardens at both the front and rear, providing a lovely outdoor space for children to play or for hosting summer gatherings. The property also includes a garage, offering secure storage, along with driveway parking. Situated in a popular location, this home is close to local amenities and transport links, making it an excellent choice for families. Council Tax Band E. Freehold. EPC rating TBC. NO CHAIN.



Accommodation

Via a double glazed front door opening into the hallway.

Hallway

With open tread stairwell to the first floor accommodation and radiator.

Lounge

20'6" x 11'4" (6.26 x 3.46)

As spacious room with radiators, fire surround with living flame effect electric fire, TV connection point and double glazed windows to the front and side.

Kitchen

9'8" x 13'7" (2.97 x 4.16)

Fitted with wall, drawer and base units, worktop surfaces, double drainer sink with mixer tap, void for slot in gas cooker, plumbing for washing machine, radiator, vinyl flooring, wall mounted central heating boiler, built in storage cupboard and double glazed window and door to the rear.

Dining Room

12'4" x 9'9" (3.77 x 2.98)

With radiator and double glazed window to the rear.

WC

8'4" x 5'4" (2.56 x 1.63)

Comprising of a pedestal wash hand basin, tiled splash backs, toilet, radiator, vinyl flooring, built in storage cupboard and double glazed window to the side.

Landing

Having loft access hatch.

Bedroom 1

11'6" x 11'7" (3.52 x 3.54)

With radiator, built in storage cupboard and double glazed window to the side.

Bedroom 2

11'6" x 12'4" (3.52 x 3.76)

With radiator and double glazed window to the rear.



Bedroom 3

8'9" x 8'9" (2.69 x 2.68)

With radiator, walk in storage cupboard and double glazed window to the front.

Bedroom 4

8'9" x 9'4" (2.69 x 2.87)

With radiator and double glazed window to the rear.

Shower Room

5'7" x 7'7" (1.72 x 2.32)

Comprising of a pedestal wash hand basin, toilet, walk in shower enclosure with glass shower screen, radiator, vinyl flooring, shaver socket and double glazed window to the side.

Outside

The front offers a lawned garden and driveway parking which in turn leads to the garage. Side access gate to the rear.

The rear garden is enclosed and mainly laid to lawn with paved patio and mature shrubs and trees.

Garage

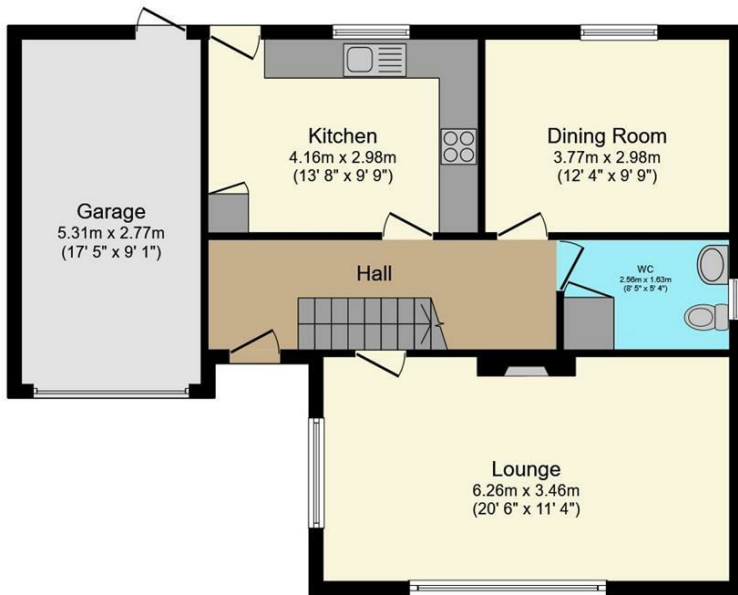
9'1" x 17'5" (2.77 x 5.31)

With up and over door and mains fuse box.

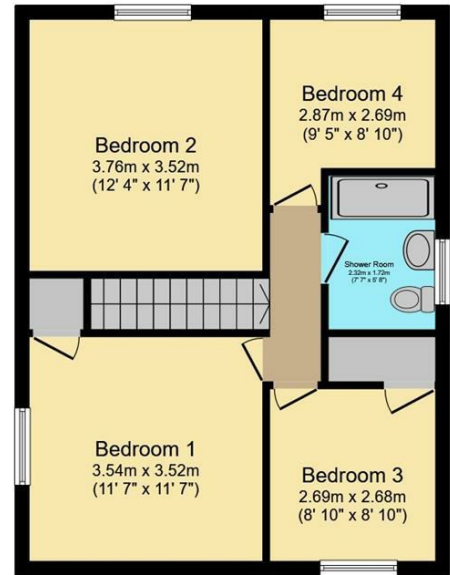
Directions

Proceed onto Wellington Road in the direction of Prestayn. Turn right after the Church onto Bath Street, then left onto Brighton Road and go over the bridge onto Grange Road which in turn leads onto Dyserth Road. Turn left into Ffordd Elan, then immediately right. The property can be found on the left.





Ground Floor
Floor area 75.9 sq.m. (817 sq.ft.)



First Floor
Floor area 52.2 sq.m. (562 sq.ft.)

Total floor area: 128.1 sq.m. (1,378 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

williams
estates

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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

Call us on
01745 369444

Rhyl@williamsestates.com

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.

williamsestates