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**67 Dyserth Road, Rhyl, Denbighshire,  
LL18 4DS**

**Offers Over £250,000**

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**EPC - C70    Council Tax Band - D    Tenure - Freehold**



# Dyserth Road, Rhyl

## 4 Bedrooms - House - Detached

This corner detached house is well presented and Williams Estates highly recommend arranging a viewing. The accommodation affords the entrance porch, hallway, front lounge, rear family lounge with open plan access to the extended dining room with angled high ceiling, fitted kitchen, utility room and a luxury ground floor bathroom. On the upper floor there is the landing, modern shower room plus four bedrooms. Having double glazing, gas central heating, enclosed gardens, E-V car charger, side driveway & insulated garage. EPC is C70. Freehold. Council tax band D.



### Accommodation

Double glazed French doors give access into the entrance porch.

### Entrance Porch

With quarry tiled flooring & inset welcome matt. Feature glazed door providing access into the hallway.

### Hallway

Having a radiator, built in meter cupboard, turned staircase to the upper floor, coved ceiling, picture rail and under stairs storage cupboard.

### Lounge

13'3" x 11'10" (4.06 x 3.62 )

With radiator, T.v connection, coved ceiling, picture rail, traditional timber fire surround with log burner and double glazed bay window to the front.

### Family Lounge

13'4" x 12'1" (4.08 x 3.70 )

This spacious rear sitting room has a radiator, stripped floorboards, picture rail, timber fire surround with inset log burner, T.v connection, open plan access to the extended dining room.

### Extended Dining Room Area

11'10" x 11'1" (3.63 x 3.40 )

Open plan access from the sitting room, having a feature angled ceiling with two velux roof windows, three down lights, spot lighting, tiled flooring with under floor heating, double glazed sliding doors that lead out to the rear enclosed garden. Doors to the utility room, ground floor bathroom plus door to the kitchen:

### Utility Room

8'10" x 4'7" (2.71 x 1.42)

With the continuation of the tiled flooring with under floor heating, extractor fan, single drainer sink with mixer tap, plumbing for a washing machine, space for a tumble dryer and double glazed rear window.

### Ground Floor Bathroom

9'0" x 7'5" (2.76 x 2.28 )

Comprising of a floor-standing vanity unit with double drawers and white basin, corner fitted toilet, free-standing oval bath with mixer tap, tiled flooring with under floor heating, extractor fan, double glazed side window and bathroom wall unit.



## Kitchen

16'9" x 8'2" (5.12 x 2.50 )

Fitted with wooden fronted units, worktop surfaces, walk in double pantry with shelving, built in eye level double oven, electric hob with extractor fan over, void for American style fridge freezer, wall mounted boiler, plumbing for a dishwasher, white vertical radiator, extractor fan, spot lighting, vinyl flooring over a quarry tiled floor and double glazed side window.

## First Floor Landing

Having a long double glazed side window, loft hatch and door off:

## Bedroom 1

13'4" x 11'11" (4.08 x 3.65)

Having a radiator, picture rail, decorative fire surround, double glazed bay window.

## Bedroom 2

13'5" x 12'2" (4.09 x 3.71)

With radiator, picture rail and double glazed rear window.

## Bedroom 3

9'0" x 8'4" (2.75 x 2.56)

With radiator and double glazed rear window.

## Bedroom 4

8'11" x 7'1" (2.72 x 2.17 )

Having a radiator and double glazed front window.

## Shower Room

8'3" x 5'7" (2.52 x 1.71 )

Comprising of a modern vanity wash hand basin with anthracite base cupboards, corner fitted toilet, Hydro shower cabin with massage body jets and tinted back panels, radiator with heated towel rail, shaver socket, extractor fan, vinyl flooring and two double glazed side windows.

## Outside

Situated on a corner plot the front garden is enclosed by a red brick wall, having lawn and flower beds plus side access to the rear garden.

The rear & side garden is lawned with mature tree and access to the back of the garage.

## Garage

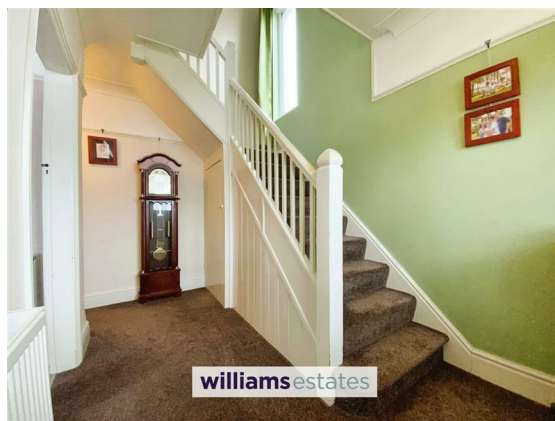
19'3" x 9'4" (5.87 x 2.87)

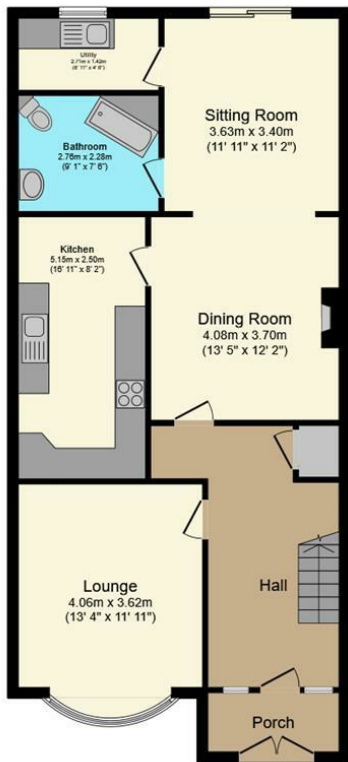
With timber double doors, double glazed window and double glazed side door. Having been fully insulated with apex storage, spot lighting, mains power and benefits from having an air conditioning unit. (the current owner uses this as a home gym)

Also, on the rear extension - there is a E-V car charging supply.

## Directions

Proceed onto Grange Road that leads onto Dyserth Road. Continue along this Road and this house can be seen on the right corner of the entrance to Pen Y Maes Avenue.





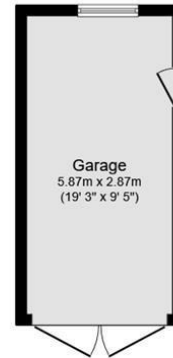
### Ground Floor

Floor area 87.2 m<sup>2</sup> (939 sq.ft.)



### First Floor

Floor area 59.4 m<sup>2</sup> (639 sq.ft.)



### Garage

Floor area 16.8 m<sup>2</sup> (181 sq.ft.)

**TOTAL: 163.4 m<sup>2</sup> (1,759 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](http://www.Propertybox.io)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(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.