



## Foel Road

Dyserth, Rhyl, LL18 6AR

Offers In The Region Of £230,000





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### Property Description

Welcome to a home where charm, comfort, and breathtaking scenery come together in perfect harmony! Reid and Roberts Estate and Letting Agents are delighted to present this beautifully appointed two-bedroom semi-detached gem, nestled in the sought-after village of Dyserth. Whether you're a first-time buyer, a small family, or looking to downsize, this move-in-ready home is an opportunity not to be missed!

**Step Inside and Fall in Love** - From the moment you walk through the door, this home welcomes you with warmth and elegance. The bright entrance hall leads to a cosy yet spacious living room, a perfect space to relax after a long day. The heart of the home is the open-plan kitchen/diner, thoughtfully designed with a pantry for extra storage and a practical boot room with direct access to the garden.

**Wake Up to Stunning Views** - Upstairs, a split-level landing leads to a generously sized main bedroom with uninterrupted countryside and coastal vistas. The second double bedroom is ideal as a guest room, home office, or nursery. A stylish family bathroom completes the first floor.

**A Garden to Envy** - The private, well-maintained garden is perfect for relaxation and entertaining. A stylish wood-effect decking area connects to the sun room, an ideal spot to soak in the breathtaking views of the rolling hills and stunning coastline, with decked stairs leading to a lower gravelled seating area and a mini garage to the front provides extra storage.

**Eco-Friendly & Cost-Efficient** - This home is designed with sustainability in mind! Privately owned solar panels (14 in total) and a battery-operated system provide energy efficiency and long-term savings on utility costs - an investment that keeps on giving.

Set in the heart of Dyserth, at the foot of the Clwydian Range, this home provides easy access to scenic trails, countryside, and the North Wales coastline. Local amenities, schools, and excellent transport links via the A55 make it a perfect blend of convenience and tranquility.

### Accommodation Comprises

Welcomed via a composite door with decorative frosted and stained glass insets, this leads into:

#### Entrance Hall

The entrance hall exudes character with its stone-tiled flooring and original wooden doors which give you access to the main living areas. Opposite the front door, the tiles meet a carpeted staircase leading up to the split-level landing. A built-in cupboard houses the fuse box and meter with a smoke alarm for safety.

Wooden door to the left leads you into:

#### Living Room

The living room is a warm and inviting appointed space blending character and modern features. The main focal point is the multi-fuel burner which sits on a slate hearth and completed with a solid-wood mantel above.

The room is further enhanced by exposed brick walls, wood-effect laminate flooring, power points and richly lit by the dual-aspect front and rear elevation double-glazed composite windows, ceiling and wall lights, further accompanied by recessed spotlights.

#### Kitchen / Diner

The modern kitchen has been beautifully designed to include a range of high-quality soft-close wall, base and drawer units all topped with a sleek granite worktop housing an integrated washing machine and dishwasher. A Belfast sink completed with a gold mixer tap and drainage grooves adds a touch of elegance. There is ample space for a dining table, fridge freezer and a range cooker which would be complemented by the tiled backsplash, exposed brick and solid wooden beam above. The hanging ceiling lights, recessed spotlights, stone-tiled flooring and dual-aspect front and rear elevation composite double-glazed windows create a bright and airy space. As well as the added benefit of underfloor heating!

A wooden door with glass insets leads you into:

#### Pantry

Which offers ample storage and has a continuation of soft-close units, recessed spotlights and stone-tiled flooring.

#### Boot Room

Exiting off the kitchen, you are welcomed into the boot room which is the only direct access route from the property into the garden.

A stylish window seat with built-in storage sits below a rear elevation composite double-glazed window. The room accommodates wall hangers, power points, a ceiling light and stone-tiled flooring with the added benefit of underfloor heating.

#### Landing

Features recessed spotlights with a split-level design. There is a step leading up into the master bedroom with an additional landing area through a wooden door opposite, giving access to the second bedroom and bathroom, the space includes additional spotlights and brick wall.

#### Master Bedroom

The spacious master bedroom showcases modern and charming features with fitted shelving and hanging rail wardrobes, an exposed brick wall and decorative fireplace which creates a warm and inviting ambience. The bedroom also includes a modern wall column radiator, recessed spotlights, power points and wood-effect laminate flooring.

Composite double-glazed dual aspect windows to the front and rear elevations provide plenty of natural light and unspoilt views of the countryside and coastline.

#### Bedroom Two

This double bedroom includes an integrated storage cupboard fitted with shelves and a clothing rail, additionally housing the hot water cylinder ensuring efficient use of space. The recessed spotlights provide extra lighting to the room, alongside the front elevation composite double-glazed window.

A modern column radiator and power points within the room.

#### Shower Room

The bathroom is beautifully designed with a stylish three-piece suite made up of a high-flush WC, an elegant oval shaped sink set within a vanity and a spacious, fully tiled mains powered double shower. The room is further enhanced by panelled walls, a heated towel rail, recessed spotlights, wood-effect laminate flooring and a frosted composite double-glazed window to the side elevation, creating a perfect combination of style and functionality!

Loft access point.

#### Sun Room

This versatile space is currently used as the perfect sun trap! The composite double-glazed French doors provide floods of natural light which open up to offer indoor-outdoor living.

The room features a ceiling light, wood-effect laminate flooring, power points and a radiator.

#### Mini Garage

The garage has been converted, with the main rear section transformed into a sun room.

At the front, there is an off-road parking space leading to the garage, accessed via an electric door. While no longer used for vehicle storage, the garage provides additional storage space with lighting and power.

To the side of the garage, a wooden gate leads to a designated bin store area and at the rear, there is a useful garden shed.

#### Solar Panels

**Eco-Friendly & Cost-Efficient** - This home is designed with sustainability in mind! Privately owned solar panels (14 in total) and is battery-operated system. It is made up of three batteries, providing energy efficiency and long-term savings on utility costs - an investment that keeps on giving.

Controlled via an app on your phone, 'Fox Cloud 2.0' provides real-time data on your solar PV performance and energy storage status. With just a few taps on your device you are able to monitor your energy production, consumption and storage levels from anywhere at anytime.

Tel: 01352 711170

## External

The garden is accessed via a composite door with a double-glazed frosted window through the boot room. Stepping out, you are met with a wooden gate which allows convenient access to the front of the property. Following the stepping stones around, you are greeted to a composite decking area which leads to the sun room which has outside power with a further power point at the bottom of the garden and an outside tap. Decked stairs, descending to a lower gravelled seating area. There are stunning views of the coastline and rolling hills.

## VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at [holywell@reidandroberts.com](mailto:holywell@reidandroberts.com)

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

## WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE, NO OBLIGATION VALUATION OF YOUR HOME.

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## LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

## MAKE AN OFFER

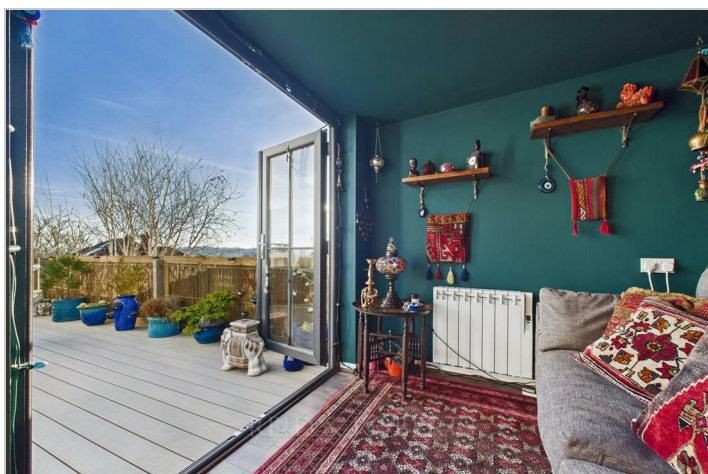
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

## MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## MISDESCRIPTION ACT

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.





Road Map



Hybrid Map



Terrain Map



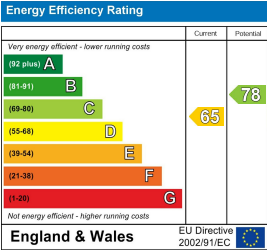
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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