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Llys Helyg Thomas Avenue, Dyserth – LL18 6AN



# Llys Helyg Thomas Avenue

## Dyserth

This exceptional five-bedroom, two-bathroom detached house showcases a harmonious blend of contemporary design and family-friendly features across its generous layout. The property welcomes you with a well-maintained front garden and a spacious driveway offering ample parking and impressive kerb appeal. Inside, the expansive ground floor boasts three beautifully appointed reception spaces, including a sophisticated open plan kitchen, dining, and living area. The kitchen stands as the heart of the home, featuring sleek modern units, a spacious island with breakfast bar, integrated appliances and pendant lighting, with the bonus of natural light from large windows, double glazed patio doors and bi-fold doors. Karndean flooring throughout the living areas enhances the sense of warmth and continuity, while exposed feature effect beams and contemporary lighting fixtures add distinct character. Multiple access points open seamlessly onto the substantial rear garden, creating a true indoor-outdoor living experience. Additional features include a highly practical utility room with modern cabinetry, integrated appliances and ample storage.

The private quarters are equally impressive, with five generously proportioned bedrooms, each thoughtfully designed for comfort and style. Spacious layouts and large windows ensure every room is bathed in natural light, while built-in wardrobes maximise practicality. Decorative touches such as modern lighting and elegant neutral decor create peaceful retreats for all family members. The bathrooms are a highlight, offering a contemporary sanctuary with features such as a luxurious freestanding bath, walk-in showers with stylish tiling, sleek vanity units, and backlit mirrors.







### **Accommodation**

via a modern obscure glazed front door leading into the;

### **Entrance Porch**

Having lighting and a timber door into the;

### **Hallway**

Being spacious, having lighting, karndean flooring, stairs to the first floor landing, cupboard under the stairs for storage and doors off.

### **Cloakroom**

6' 5" x 4' 1" (1.96m x 1.24m)

Comprising low flush W.C., vanity hand-wash basin with mixer tap over, lighting, partially tiled walls, tiled flooring, cupboard housing the electrics and a uPVC double glazed window onto the rear elevation.

### **Dining room**

9' 10" x 14' 11" (3.00m x 4.54m)

Having lighting, power points, wall mounted radiators, uPVC double glazed bay window onto the rear elevation, karndean flooring and opening into the;

### **Kitchen**

20' 2" x 12' 0" (6.15m x 3.65m)

Comprising of wall, drawer and base units with a high specification complementary worktop over, central island with drawer units below and breakfast bar space for dining, integrated fridge, integrated freezer, integrated dishwasher, integrated wine cooler, lighting, feature effect beamed ceiling, karndean flooring, belfast sink with mixer tap over, void for freestanding oven, door into the games room and bi-folding doors giving access out the rear garden.

### **Games Room**

19' 7" x 10' 0" (5.97m x 3.05m)

Having lighting, power points and a uPVC double glazed window onto the rear elevation.

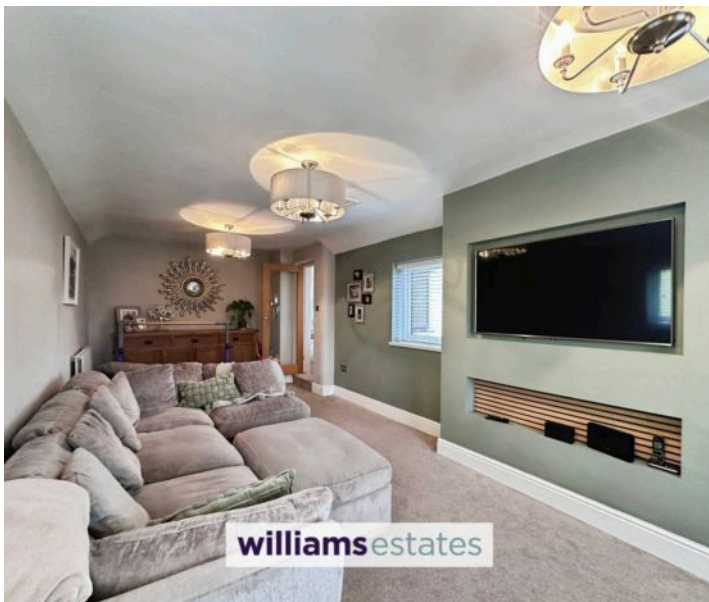
### **Garage**

Having an up and over door onto the front and great space for storage.

### **Snug/Library**

9' 7" x 9' 10" (2.93m x 2.99m)

Having lighting, power points, store cupboard, uPVC double glazed window onto the front elevation and doors off.





**Snug/Library**

9' 7" x 9' 10" (2.93m x 2.99m)

Having lighting, power points, store cupboard, uPVC double glazed window onto the front elevation and doors off.

**Lounge**

24' 10" x 10' 3" (7.58m x 3.13m)

Having lighting, power points, radiators, loft access hatch for storage, feature media wall, uPVC double glazed windows onto the side elevation and a uPVC double glazed window onto the front elevation.

**Utility Room**

12' 0" x 10' 3" (3.66m x 3.12m)

Comprising of wall and base units with worktop over, sink and drainer with a stainless steel mixer tap over, void for washing machine, void for tumble dryer, karndean flooring, lighting, power points, wall mounted electrics, uPVC double glazed double patio doors giving access to the rear garden and boiler room off.

**Boiler Room**

Excellent space for storage, having lighting, power points, housing the boiler and a double glazed window onto the side elevation.

**Stairs to the First Floor Landing**

Having lighting, power points and doors off.

**Bedroom One**

10' 4" x 23' 2" (3.15m x 7.06m)

Having lighting, power points, radiator, loft access for storage and uPVC double glazed windows onto the front and rear elevations.

**En-suite**

6' 1" x 4' 7" (1.85m x 1.39m)

Comprising of a low flush WC., bespoke vanity hand-wash basin with mixer tap over, walk-in shower enclosure with a wall mounted shower head, tiled walls and flooring, lighting and extractor fan.

**Bedroom Two**

11' 0" x 12' 11" (3.36m x 3.94m)

Having lighting, power points, radiator, uPVC double glazed window onto the front elevation, store cupboard and a feature uPVC double glazed window onto the front elevation.







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#### **Bedroom Two**

11' 0" x 12' 11" (3.36m x 3.94m)

Having lighting, power points, radiator, uPVC double glazed window onto the front elevation, store cupboard and a feature uPVC double glazed window onto the front elevation.

#### **Bedroom Three**

9' 5" x 12' 0" (2.88m x 3.65m)

Having lighting, power points, radiator, fitted wardrobes for storage and a uPVC double glazed window onto the front elevation.

#### **Bedroom Four**

10' 1" x 13' 0" (3.07m x 3.97m)

Having lighting, power points, radiator, fitted wardrobe and a uPVC double glazed window onto the rear elevation.

#### **Office/Bedroom Five**

12' 1" x 9' 11" (3.69m x 3.02m)

Having lighting, power points, radiator, cupboard for storage and a feature uPVC double glazed window onto the front elevation.

#### **Bathroom**

8' 2" x 8' 0" (2.48m x 2.43m)

Comprising of a low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, free standing bath with mixer tap over, walk-in shower enclosure with wall mounted shower head, lighting, wall mounted heated towel rail, uPVC double glazed window onto the side elevation and two uPVC double glazed windows onto the rear elevation.

#### **Gardens**

The front garden is well maintained with areas that are laid to lawn, with an immaculately presented driveway providing ample space for off-road parking for multiple vehicles.

The rear garden is much larger than average, having a large lawned area ideal for outdoor activities. Having many patios area's ideal for alfresco dining or entertaining guests. Benefitting from a peaceful and tranquil setting.

#### **DRIVEWAY**

5 Parking Spaces

Dedicated off-road parking for multiple vehicles via a



## Ground Floor

Floor area 135.4 sq.m. (1,457 sq.ft.)



## First Floor

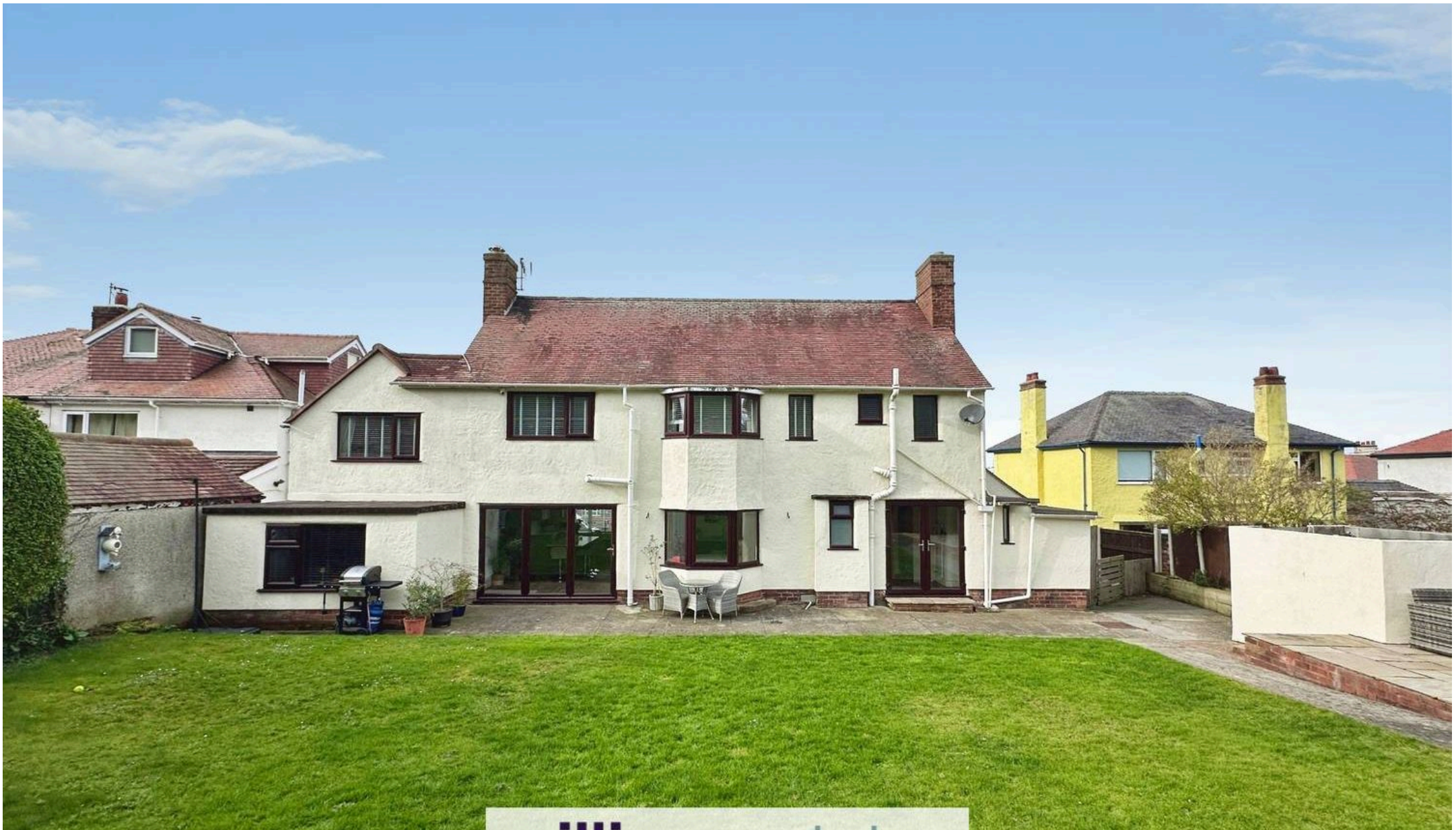
Floor area 104.4 sq.m. (1,124 sq.ft.)

Total floor area: 239.8 sq.m. (2,581 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)

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