



**14 Maes Cwyfan, Dysert, Denbighshire,  
LL18 6BF**

**£195,000**



**EPC - C79   Council Tax Band - C   Tenure - Freehold**

# Maes Cwyfan, Dyserth

## 2 Bedrooms - House - Semi-Detached

A beautifully presented modern semi detached house located in a popular residential area within the picturesque village of Dyserth. The accommodation briefly comprises of living room, ground floor cloakroom, modern kitchen diner, two double bedrooms and a modern fitted bathroom. Outside providing off road parking and an enclosed tired rear garden. Modern decor throughout making this a turn key property. Ideal for first time buyers or investors. Viewing highly recommended.



### Accommodation

Via a modern composite door leading into the living room.

### Living Room

15'10" x 12'10" (4.849 x 3.936)

Having lighting, power points, TV aerial point, a radiator, laminate flooring, stairs leading off to the first floor landing, an under-stairs storage cupboard, double glazed window overlooking the front elevation and doors off.

### Ground Floor Cloakroom

4'8" x 3'6" (1.434 x 1.077)

Fitted with a low flush W.C., pedestal hand wash basin, tiled flooring, radiator and extractor fan.

### Kitchen Diner

12'10" x 10'8" (3.919 x 3.255)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, stainless steel sink and drainer with mixer tap above, cupboard housing the central heating boiler, built in eye level oven, four ring hob with stainless steel extractor hood above, void for washing machine, void for free standing fridge freezer, tiled flooring, radiator, inset spot lighting, double glazed window onto the rear elevation and double glazed double door allowing access onto the paved patio.

### Stairs Off To The First Floor

Having a turned staircase, loft hatch access, radiator, power points and doors off.

### Bedroom One

12'11" x 10'8" (3.962 x 3.271)

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



## Bathroom

6'9" x 5'7" (2.059 x 1.703)

Fitted with a white three piece suite comprising of panelled bath with wall mounted shower above, partially tiled walls, a low flush W.C., pedestal hand wash basin, shaver socket, wall mounted heated towel rail, extractor fan and tiled flooring.



## Bedroom Two

12'11" x 9'7" (3.959 x 2.939)

Having lighting, power points, a TV aerial point, built in airing cupboard radiator, and double glazed window onto the front elevation.

## Outside

The property is approached via a blocked paved driveway providing off road parking. The enclosed garden to the rear having a paved patio with steps leading up to a further paved patio area ideal for al fresco dining and enjoying the afternoon sun, further steps lead up to an area laid with artificial grass and is bound by fencing and has the benefit of an outside water supply.

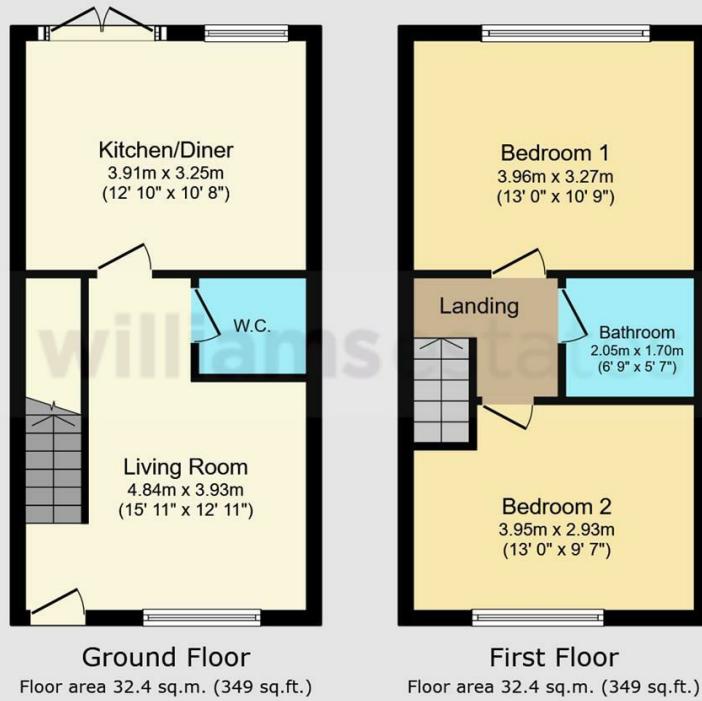
## Directions

Proceed from Prestatyn office left to the roundabout. Take the first exit off and continue along Meliden Road and through the village of Meliden and pass the Dyserth Falls resort on the left. Continue past the traffic lights and take the next turning left onto Maes Cwyfan and the property can be found on the right hand side.

## Agents Notes

The property is freehold but the vendor pays £162.46 payable per annum for the Estate Charge.





Total floor area: 64.8 sq.m. (697 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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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)	<b>A</b>		93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	
(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			
England & Wales		EU Directive 2002/91/EC	



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.

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