

# williams estates



**Henfryn Bach Elwy Avenue, Dyserth,  
Denbighshire, LL18 6HW**

**£250,000**

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**EPC - D59    Council Tax Band - D    Tenure - Freehold**



# Elwy Avenue, Dyserth

## 2 Bedrooms - Bungalow - Semi Detached

Nestled in the charming village of Dyserth, this delightful semi-detached bungalow on Elwy Avenue offers a unique opportunity for those seeking a tranquil lifestyle. With its stunning prime location, the property boasts unspoilt views that are sure to captivate any nature lover. This older bungalow features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those looking to downsize. The inviting reception room provides a warm and welcoming space for relaxation and entertaining.

One of the standout features of this property is its beautiful gardens, which offer a perfect retreat for gardening enthusiasts or those who simply wish to enjoy the outdoors. The gardens are a true highlight, providing a serene environment to unwind and appreciate the natural beauty surrounding the home. Additionally, the property benefits from parking for two vehicles, ensuring that you and your guests have ample space. With no onward chain and being vacant, this bungalow is ready for you to move in and make it your own without delay.

In summary, this semi-detached bungalow on Elwy Avenue presents a wonderful opportunity to embrace a peaceful lifestyle in a picturesque setting. With its charming features, beautiful gardens, and stunning views, it is a property not to be missed.



### Accommodation

via a double glazed obscure front door, leading into the;

### Entrance Hall

Having lighting, radiator, doors off and an archway opening into the;

### Kitchen / Diner

13'2" x 11'0" (4.03m x 3.36m)

Comprising of wall, drawer and base units with worktop over, sink and drainer with a stainless steel mixer tap over, space for a freestanding fridge/freezer, void for a freestanding cooker, void for under the counter tumble dryer, lighting, power points, radiator, space for dining and a double glazed window onto the front elevation enjoying unspoilt views of Dyserth Hillside.



### Utility Room

9'0" x 4'1" (2.75m x 1.25m)

Having lighting, power points, radiator, loft access hatch, plumbing for under the counter washing machine and a double glazed window onto the front elevation.

### Inner Hallway

Having lighting, power point, telephone point and doors off.

### Lounge

14'9" x 13'0" (4.50m x 3.97m)

Having lighting, power points, two radiators, brick inglenook, T.V. aerial point and a double glazed box bay window onto the rear elevation enjoying views of the beautifully presented rear garden and the Snowdonia Range in the distance.



### Bedroom One

12'10" x 11'10" (3.93m x 3.61m)

Having lighting, power points, radiator, fitted wardrobes and a double glazed box bay window onto the rear elevation enjoying views of the rear garden and the North Wales coastline.

### Bedroom Two

12'4" x 8'11" (3.76m x 2.73m )

Having lighting, power points, radiator, T.V. aerial point, fitted wardrobes and a double glazed window onto the front elevation enjoying views of the Dyserth Hillside.

### Shower Room

11'9" x 5'9" (3.60m x 1.76m)

Comprising of a wall mounted shower head, wet-room flooring, low flush W.C., hand-wash basin with mixer tap over, lighting, radiator, extractor fan, partially tiled walls and a double glazed obscure window onto the side elevation.

### Rear Porch

Having lighting and a sliding double glazed door giving access to the rear garden.

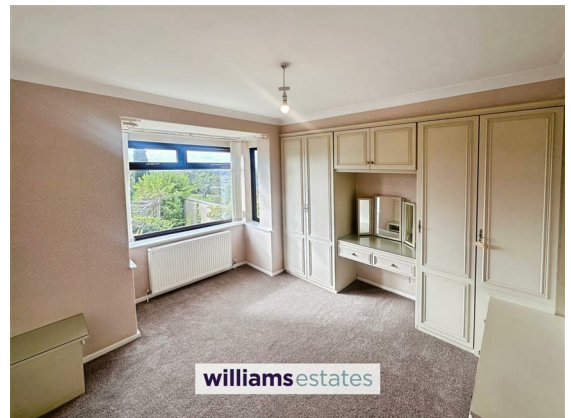
### Outside

The property is approached via a concreted driveway providing space for off-road parking to the front, with steps leading down to the accommodation. The front garden is of ease and low maintenance, being laid to lawn with mature borders, views of Dyserth Hillside and houses the oil tank. To the front there is two outbuildings, one ideal for storage and another housing the oil fired central heating boiler.

To the rear, the garden is immaculately presented and landscaped. Being bound by stone walling with mature borders. A paved path leads to the bottom of the garden where there is hardstanding space for timber sheds / greenhouse, with the majority of the rear garden being laid to lawn with mature trees and bushes. Offering a peaceful and tranquil aspect and stunning unspoilt views of the Countryside, Hillside and Coastline.

### Directions

Proceed from our Prestatyn office along Meliden Road, through the village of Meliden and turn left at the traffic lights into the village of lower Dyserth. Proceed past the waterfall to the cross roads and continue across the lights onto St Asaph Avenue. Proceed for about half a mile bearing left onto Ffordd Fynnon and proceed up the hill, Elwy Avenue can be found on your right-hand side.







**Floor Plan**

Floor area 73.0 sq.m. (786 sq.ft.)

Total floor area: 73.0 sq.m. (786 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

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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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	59	
(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	



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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Call us on  
01745 888900  
Prestatyn@williamsestates.com