



CRAIG Y CASTELL LODGE, Allt Y Graig, Dyserth LL18 6DE

PETER LARGE
The Plum Collection



CRAIG Y CASTELL LODGE
ALLT Y GRAIG
DYSERTH
DENBIGHSHIRE
LL18 6DE

This stunning country residence has been extended and renovated to provide a modern family home.

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Residential

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DESCRIPTION

This stunning country residence dates back over 150 years and has been extended and renovated by the current owners to a high standard and provides a modern family home. Situated in a semi rural location with countryside walks nearby, also within walking distance is the Marian Resort & Spar offering leisure facilities, restaurants & bars. The resort town of Prestatyn is within two miles which boasts a High Street with an array of shops, popular Retail Park offering a wide range of shops and Supermarkets. There is a champion links golf course, main line railway station and stretches of award winning beaches. The A55 is easily accessed providing access to Chester, approximately 30 miles with Liverpool airport being approximately 50 miles and Manchester airport about 58 miles.

The property affords an open plan kitchen/family room, a separate lounge, utility room, master suite with walk-in wardrobe and en-suite, a further four bedrooms with a guest bedroom enjoying an en-suite, luxury family bathroom, good size enclosed rear garden with garage and driveway. It has the usual refinements of oil fired central heating and double glazing and is of immense charm and character with a feature inglenook style fireplace with log burning stove to the Dining area. It stands in attractive private lawned gardens which enjoy a southerly aspect with patio areas to enjoy alfresco entertaining. A much improved, wider driveway provides ample off road parking for several vehicles with access to a Garage facility.

Having a composite Entrance Door with glazed side panels into:-

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

Having a range of floor to ceiling grey fronted fitted units with built-in 'Neff' eye level double oven, microwave and steamer, large stainless steel sink with 'Quooker' tap over, quartz worktop and splash back, integrated fridge freezer and dishwasher, large centre island incorporating breakfast bar with cupboards and drawers beneath with a wine refrigerator, induction hob with feature lighting over, porcelain tiled floor, inset spot lighting to ceiling, two double panelled radiators, outlook over the garden.

To the **DINING AREA** is a feature brick fireplace housing a multi fuel stove with timer mantel over.

To the **FAMILY AREA** there is a double glazed window to the side elevation, double panelled radiator, power points, carpeted flooring, wall mounted t.v. point with wall mounted electric fire.

From the kitchen area double doors lead into:-

UTILITY ROOM

Having plumbing for automatic washing machine, space for tumble dryer with worktop surface over, wall mounted unit, larder unit, inset spot lighting, power points, tiled floor with underfloor heating, window overlooking the rear garden with door giving access.

HALLWAY

With timber flooring and useful under stairs storage cupboard.

LOUNGE

With a double glazed window overlooking the garden with 'French' doors giving access, timber flooring, wall mounted electric fire, inset spot lighting, power points and a double panelled radiator.

GROUND FLOOR FAMILY BATHROOM

Having a four piece suite comprising tiled panelled bath with shower attachment over, walk-in shower cubicle with rainfall shower head and glass screen, his and hers wash basins with storage beneath, low flush w.c., chrome heated towel rail, inset spot lighting, obscure glazed window, fully tiled walls and complimentary floor tiles.

GUEST ROOM/BEDROOM TWO

Having a timber effect flooring, outlook over the front elevation, double panelled radiator, power points and access to the loft.

ENSUITE

Having a large walk-in shower cubicle with glass screen housing a 'Mira' shower, low flush w.c., wash hand basin set into vanity unit, inset spot lighting, part tiled walls, complimentary floor tiles, obscure glazed window and heated towel rail.

INNER HALLWAY

With timber flooring, window overlooking the garden, inset spot lighting, radiator and power points.

BEDROOM THREE

Having a vaulted ceiling with inset spot lighting, 'Velux' style window, exposed ceiling beams, fitted wardrobe with sliding doors, small window to front, double glazed window overlooking the rear garden, double panelled radiator, power points, timber flooring.

BEDROOM FOUR

With double glazed window to the front elevation, double panelled radiator, power points, vaulted ceiling with inset spot lighting, 'Velux' style window, exposed ceiling beams, timber flooring, a fitted wardrobe with sliding doors and fitted desk.

BEDROOM FIVE

Having a fitted wardrobe with sliding doors, timber flooring, outlook over the front elevation, radiator, inset spot lighting and power points.

Stairs lead up to the **MASTER SUITE** with **LANDING** having a **WALK-IN WARDROBE** with shelving and hanging rails with a 'Velux' window.

MASTER BEDROOM

With two 'Velux' style windows, feature porthole window, inset spot lighting, two double panelled radiators and eaves storage cupboards.

ENSUITE

Having a three piece suite comprising walk-in shower cubicle with glass screen and rainfall shower head, low flush w.c., modern oval wash hand basin with storage beneath, chrome heated towel rail, 'Velux' window, tiled walls and floor.

OUTSIDE

The property is approached over a much improved, widened driveway providing ample off road parking for several vehicles and leads to a DETACHED GARAGE with up and over door and personnel door to the rear. A gate gives accessed to the large enclosed garden which is predominantly laid to lawn with borders containing a variety of flowering plants. Cobbled pathway leads to a patio area with steps up to further seating area ideal for 'alfresco' dining enjoying a southerly aspect, bounded by timber fencing.

SERVICES

Mains electric and water are believed available or connected to the property with water by way of a meter and oil fired heating. Drainage is by way of septic tank. There is a recently installed boiler and the property has been rewired. It benefits by way of CCTV cameras and high specification security alarm system.

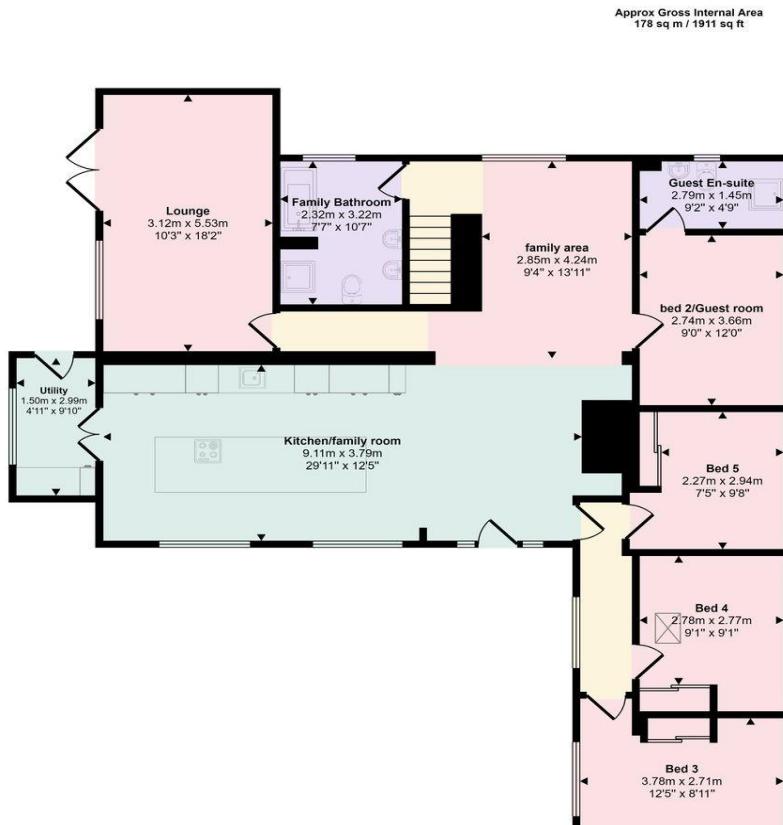
DIRECTIONS

From the Prestatyn office bear left onto Meliden Road proceed over the mini-roundabout and continue for approximately two and a half miles through the village of Meliden, bearing left at the Dyserth Falls Resort, continue up the hill onto the Bryniau and the property will be seen on the right hand side.

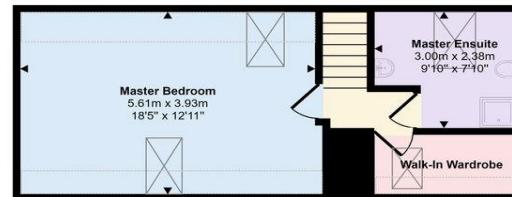
TENURE - Freehold

DENBIGHSHIRE COUNTY COUNCIL – Tax Band - D

EPC – D



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CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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