



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

28th April 2021
Reviewed 21st June 2021

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Golygfa, 11 Cwm Road, Dyserth, Denbighshir , LL18 6AY

£310,000

- ELEVATED POSITION
- COUNTRYSIDE VIEWS

- DETACHED BUNGALOW
- GOOD SIZE GARDENS



DESCRIPTION

This detached bungalow is situated in an elevated position within the village of Dyserth and enjoys fantastic countryside and sea views towards the Vale of Clwyd and Snowdonia. Offering spacious accommodation with two ground floor bedrooms and a dormer bedroom, fitted kitchen, lounge, dining room and a rear garden room. It stands in large gardens with ample parking and a Garage. Internal viewing is highly recommended.

Double glazed door with double glazed panels to side into **ENTRANCE PORCH** 7' 0" x 1' 11" (2.14m x 0.59m) With tiled floor and glazed door with glazed panel to side leading into:-

RECEPTION HALL

With oak flooring and double panelled radiator.

LOUNGE

17' 10" x 13' 9" (5.45m x 4.21m) With the continuation of the Oak flooring, feature fireplace with a free standing log burner, double panelled radiator, power points and large double glazed picture window enjoying fantastic views over open fields towards the Vale of Clwyd.

DINING ROOM

9' 10" x 9' 10" (3.01m x 3.01m) With the continuation of the Oak flooring, double panelled radiator and power points.

GARDEN ROOM

12' 8" x 8' 11" (3.88m x 2.73m) With the continuation of the Oak flooring, power points and double glazed French doors giving access on to the rear garden.

KITCHEN

14' 9" x 9' 9" (4.50m x 2.98m) Having a range of units in cream comprising wall cupboards, worktop surface with single drainer sink, range of drawers and base units beneath, four ring electric hob and oven with extractor hood over, further wall cupboard with glaze fronted door, worktop surface with base cupboards and wine rack beneath, integrated fridge freezer, plumbing installed for automatic washing machine, power points, tiled floor, inset spot lighting to ceiling and double glazed window to rear.

REAR PORCH

4' 2" x 3' 1" (1.28m x 0.96m) With a boiler room housing a free standing oil fired central heating boiler supplying the radiators and domestic hot water and in the lobby area there is a double glazed door giving access to the rear garden.

BEDROOM ONE

14' 7" x 13' 6" (4.45m x 4.12m) With radiator, power points and double glazed window

enjoying an aspect over the front of the property looking over open fields towards the Vale of Clwyd.

BEDROOM TWO

13' 5" x 8' 11" (4.11m x 2.72m) With radiator, power points and double glazed window looking over the rear of the property.

BATHROOM

5' 8" x 5' 6" (1.73m x 1.68m) Having a two piece suite comprising panelled bath with shower over and privacy screen, pedestal wash hand basin, tiled walls and inset spot lighting and radiator.

SEPARATE W.C.

5' 8" x 2' 5" (1.74m x 0.76m) Having a low flush w.c in white.

Stairs from the Reception Hall leads up to a Spacious Landing with access to walk-in loft storage with power and light.

DORMER BEDROOM THREE

15' 2" x 12' 1" (4.64m x 3.69m) With radiator, power points and A large double glazed window enjoying fantastic views overlooking over open fields towards the Vale of Clwyd.

OUTSIDE

The property is approached over a block paved driveway giving ample off-road parking

and turning point with access to a GARAGE with up and over door. Lawn garden to the front of the property with a variety of shrubs and trees bounded by mature hedging with brick paved raised seating area to the front with shrubbery borders where the outstanding views can be enjoyed. Gates to both sides of the property gives access to the rear garden which has a paved pathway leading to a patio area with further gravelled seating area adjoining. Having a Aluminium framed GREENHOUSE, TIMBER CONSTRUCTED GARDEN STORE, Log store and steps lead up to a raised lawn garden with a variety of shrubs and trees.

SERVICES

Mains electric and drainage are believed available or connected to the property with heating by way of oil and water is by way of a meter. All services and appliances are not tested by the Selling Agent.

DIRECTIONS

From the Prestatyn office turn left onto Meliden Road and at the mini roundabout continue across and proceed through the village of Meliden and at the traffic lights turn left onto Waterfall Road, continue up the hill to the t junction and next set of traffic lights, proceed straight across and bear left onto Cwm Road where the property will be found on the left hand side.

