

Reeds Rains

The Estate Agent

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1 Llys Y Foel, Dyserth, Rhyl, Denbighshire, LL18 6AX

£275,000

A large modern four-bedroom detached house in a quiet cul de sac position. The property is situated in a popular location in Dyserth Village close to all local amenities: this lovely family home has been decorated to a very high standard by the current owners. The property briefly affords lounge, conservatory, ground floor WC, dining room, study, four bedrooms, master bedroom being ensuite with Jacuzzi bath, and large family bathroom/WC. All the fitted wardrobes have been installed professionally and are of a high standard of design. Detached Garage and Utility Room. Gardens to the front and side, to the rear a lovely Sun terrace area. This property must be viewed to be appreciated. RING TODAY.

Prestatyn

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Entrance Porch

Upvc double glazed door leading into the Entrance Porch. Built in cupboard housing electric meter. Door leading to main Entrance Hall.

Entrance Hall

Spacious Entrance Hall with double panel radiator. Built-in cupboard with ample storage space. Dado rail. Turned staircase leading up to the First Floor.

Lounge 15'7" x 13'1"

Upvc double glazed bay window to the front elevation, double panel radiator. Coved and artex ceiling. Feature brick-effect fire surround with living-flame-effect electric fire. Wall lighting . Open plan leading into large Conservatory.

Conservatory 13'3" x 11'10"

Large Victorian-style Conservatory with Upvc double glazed windows and patio doors leading onto the Sun Terrace. Feature wall lighting. Ceramic tiled floor.

Kitchen 13'9" x 9'7"

Upvc double glazed window and door to side elevation. Single panel radiator. Modern fitted kitchen with a wide range of wall and base units with feature under-lighting. Built-in Microwave, eye-level double oven and Inset hob with extractor hood over. Integral dishwasher and fridge. Part tiled surrounds. Laminated wood effect flooring.

Study 9'11" x 7'0"

Upvc double glazed window to side elevation, single panel radiator. Coved ceiling and telephone point.

Dining Room 13'0" x 10'10"

Upvc double glazed window to front elevation, single panel radiator. Feature wall lighting. Coved and artex ceiling.

Ground Floor Wc

Upvc double glazed frosted window to side elevation. Two-piece suite comprising of low flush WC and vanity wash hand basin with under storage space.

First Floor Landing

Turned staircase leading up to first floor with opaque window on half-landing and stairs leading up to First Floor Landing. Single panel radiator. Built-in cupboard housing hot water cylinder.

Bedroom 1 13'1" x 12'8"

Upvc double glazed window to front elevation, double panel radiator. Coved and artex ceiling. A wide range of modern fitted wardrobes and fitments, matching dressing table with feature lighting. Matching over-bed canopy and headboard. Flat-screen TV. Door leading into luxury ensuite shower room.

Ensuite Bathroom 6'11" x 5'11"

Upvc double glazed frosted window. Three-piece suite comprising of Jacuzzi bath with mixer taps, pedestal wash hand basin and low flush WC. Towel rail. Fully tiled surrounds. Laminated floor covering.

Bedroom 2 10'10" x 9'6"

Upvc double glazed window to side elevation, single panel radiator. Coved and artex ceiling. A modern range of wardrobe fitments with overhead display cabinets and storage units. Matching dressing table. Feature lighting.

Bedroom 3 11'4" x 7'0"

Upvc double glazed window to side elevation, single panel radiator. Coved and artex ceiling. Modern built-in wardrobes with matching bedside cabinets. Feature wall mounted flat-screen TV.

Bedroom 4 13'9" x 9'6"

Upvc double glazed window to side elevation, single panel radiator. Coved artex ceiling. Spot lighting.

Bathroom/WC 8'2" x 5'4"

Upvc double glazed window to side elevation. Single panel radiator. Modern bathroom with panelled bath, low flush WC and pedestal wash hand basin. Fully-tiled shower cubicle with power shower over. Ceramic floor tiling and fully tiled surrounds

External

Large garden to the side lawned with mature flower borders and trees. Paved pathway leading to the front door and along the front of the property to the driveway and to the rear of the property. Driveway leading to detached garage with remote control door. (17'7 x 9'5) . Power and lighting. Utility Room 9'6 x 5'10 at the rear of the garage. Tiled floor window to rear garden Large free standing boiler. Plumbing for automatic washing machine and ample storage space.. To the front of the property there is a overhead storm porch with inset spotlighting.

Directions

From our office go to the top of High Street turning right onto Meliden Road. Continue through Meliden and turn left into Dyserth at Penisa crossroads. Continue to the top of Waterfall Hill, turning left into High Street. Turn right after the Spar shop into Thomas Avenue and at the end turn right into Lower Foel Road and Llys Y Foel is a cul de sac on the left hand side.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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