



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 562 sq.ft. FLOOR 2 130 sq.ft.  
TOTAL : 691 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport®



**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

#### MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



## Gwynfryn Bryn Y Felin

Dyserth, Rhyl, Denbighshire,  
LL18 6AE

Offers Around  
£190,000

A VERY ATTRACTIVE AND UNIQUE TWO BEDROOM SEMI-DETACHED COTTAGE OF CHARACTER located in a slightly elevated setting to the Conservation Area in the "old village" just a short walk from the High Street in Dyserth.

Commanding splendid views from the first floor over the Irish Sea towards the Great Orme and Carneddau mountains, this well presented and quite quirky home affords an outbuilt porch, spacious lounge with feature fireplace and stove, fitted kitchen/dining room, rear porch, side lobby with bedroom and modern bathroom, first floor large bedroom with delightful views.

It has a private lawned garden with patio and garden store room together with gated entrance with hard standing off road parking. Inspection highly recommended.

## LOCATION



light points, two ceiling beams and double glazed window with aspect to the front, panelled radiator.



### SIDE LOBBY

2.08m x 1.35m (6'10" x 4'5")

Steps leading up to the rear elevation, it provides a worktop and space for the Worcester oil fired combination boiler providing heating and hot water, panelled radiator.

### INNER HALL

Opening to kitchen/dining room.

### KITCHEN/DINING ROOM

4.32m x 2.79m (14'2" x 9'2")



### BEDROOM ONE

4.62m max x 2.21m (15'2" max x 7'3")

An attractive room to the rear of the house with pleasing aspect over the rear garden, it is fitted with a modern range of base and wall mounted cupboards and drawers with a white finish to door and drawer fronts and contrasting stone effect working surfaces. It has a single drainer stainless steel sink with mixer tap, inset electric hob with convector hood above and integrated oven, downlighters, tiled splashback, further worktop with tiled splash and cupboard above, space for tall fridge/freezer and washing machine, staircase rising off, woodgrain effect floor finish.

### THE ACCOMMODATION COMPRISES

#### PORCH



Panelled and glazed door with double glazed windows to either side leading into an enclosed porch with wood effect flooring. Further glazed and panelled door leading to lounge.

#### LOUNGE

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



A spacious room with an attractive brick fireplace with raised slate hearth and an inset ornate wood stove. Painted open bookshelves to recesses to either side together with high level mantel, wall



### SIDE LOBBY

2.08m x 1.35m (6'10" x 4'5")

Steps leading up to the rear elevation, it provides a worktop and space for the Worcester oil fired combination boiler providing heating and hot water, panelled radiator.

### BEDROOM ONE

4.62m max x 2.21m (15'2" max x 7'3")



An attractive room with two double glazed windows affording a dual aspect, outbuilt double door wardrobe, fitted shelves to recess and panelled radiator.

### BATHROOM

3.10m x 1.32m (10'2" x 4'4")



White suite comprising panelled bath with thermostatically controlled power shower over, pedestal wash basin and WC, fully tiled walls, double glazed window, panelled radiator.

### FIRST FLOOR

### BEDROOM TWO

4.32m max x 2.79m max including stairwell (14'2" max x 9'2" max including stairwell)



A spacious room with partially vaulted ceiling, it has a wide double glazed window affording a splendid aspect over the rear garden and beyond across the Irish Sea towards Llandudno and the Orme, panelled radiator. It provides a lovely, light and airy room which would be an ideal home office.

documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

### \*MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

### \*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

### VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

### HE/PMW

### AGENTS NOTES

PLEASE NOTE. In accordance with the requirements of The Estate Agents Act 1979 as amended, the owner is related to a member of staff at our Ruthin office.

### OUTSIDE



There is a further stone outbuilding to one side used for general storage with power.

### DIRECTIONS

WHAT 3 WORDS ..  
contemplate.struggle.subject

### COUNCIL TAX

Denbighshire County Council - Tax Band C

### TENURE

Freehold

### \*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification