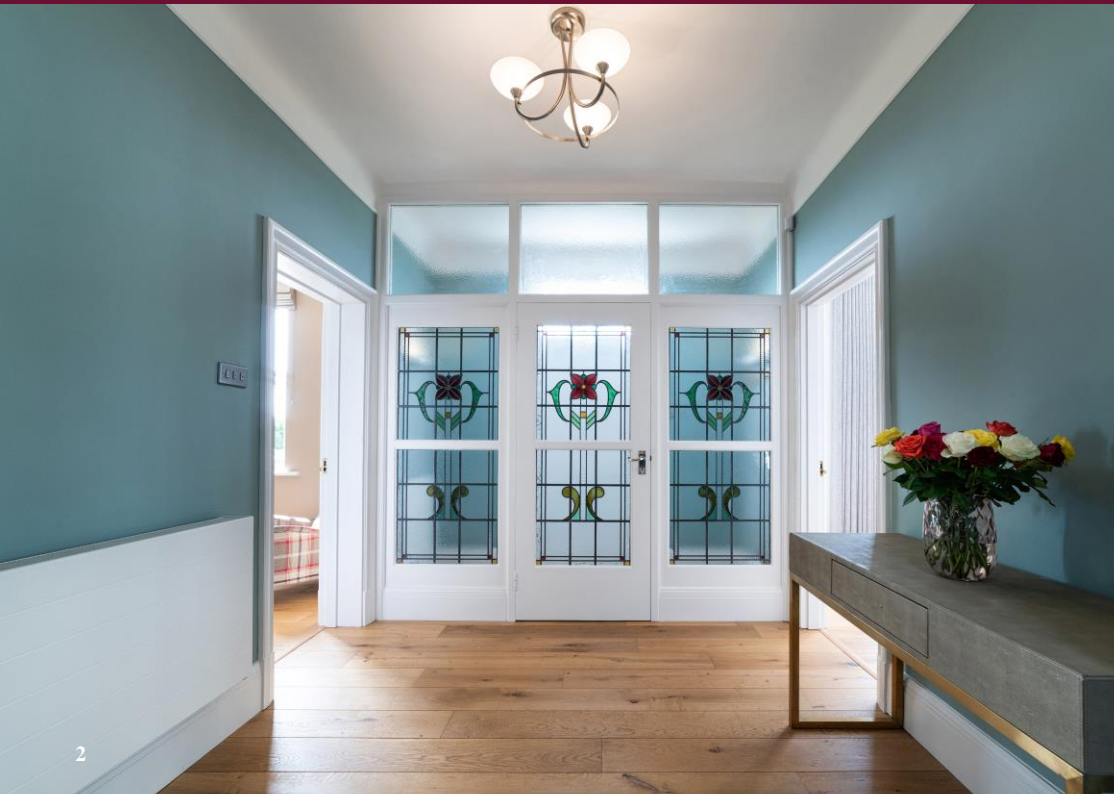




PLAS GWYN, 127 Cwm Road, Dyserth,  
Denbighshire, LL18 6HR

**PETER LARGE**  
*The Plum Collection*



PLAS GWYN  
127 CWM ROAD  
DYSERTH  
DENBIGHSHIRE  
LL18 6HR

This substantial family home stands in a unique, elevated position enjoying breathtaking panoramic views over the Vale of Clwyd towards the Snowdonia mountain range, the north Wales coast and Anglesey.

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**DESCRIPTION** This substantial family home stands in a unique elevated position enjoying breathtaking panoramic views over the Vale of Clwyd towards the Snowdonia mountain range the north Wales coast to Anglesey. The property has been modernised throughout by the current owners to a high exacting standards whilst retaining the charm and character of the many period features. It offers accommodation with hardwood double glazed Sash windows throughout, security system, cat5 e data cabling to main rooms, modern kitchen, integrated Miele appliances and dining area, large living room, study, cosy sitting room, utility room, wc, cloakroom, family bathroom, linen cupboard, four double bedrooms, the master enjoying a dressing area and ensuite. Having the additional benefit of an Ancillary accommodation with terraced seating area taking full advantage of the stunning views, substantial secure off road parking for several vehicles accessed via remote controlled gate to an open double garage. An additional garage is accessed from the approach road. The property stands established gardens predominantly laid to lawn with natural woodland to the rear, tiered gardens to front with a variety of plants and shrubs having an extensive porcelain tiled terrace leading to the front entrance.

The village of Dyserth with its well know waterfall offers an array of shops including local butcher, Chemist and convenience store along with Doctors surgery, Inns and a primary school. The A55 expressway and main town of Prestatyn with its retail park and busy High Street are both only a few minutes drive away. There is also a selection of senior and primary schools within a five mile radius and public schools in Denbigh, Colwyn Bay, Llandudno and Chester. In Prestatyn there is a champion links golf course, main line railway station and stretches of award wining beaches. Chester is approximately 30 miles with Liverpool airport being approximately 50 miles and Manchester airport about 58 miles.

Feature hardwood Entrance Door into

**VESTIBULE** Having engineered Oak flooring, radiator, power points, original feature stain glass door with side panels into:-

**RECEPTION HALL** With engineered Oak flooring, radiator, power points, cloakroom with radiator, shelving, obscure double glazed sash window and a additional under stairs storage cupboard.

**LIVING ROOM** Having a Haas & Sohn log burning stove with a raised hearth, engineered Oak flooring, four double glazed sash windows taking full advantage of the stunning panoramic views, two radiators and power points.

**STUDY** With engineered Oak flooring, double glazed sash window to side elevation, ample power points and radiator.

**SITTING ROOM** With a double glazed sash window overlooking the rear elevation, radiator, power points and engineered Oak flooring.

**OPEN PLAN KITCHEN DINER** Having a range of modern kitchen cabinets with deep drawers in grey with granite worktop and splash back incorporating a breakfast bar in which to relax and entertain. The kitchen has a full range of quality Miele appliances which include two eye level ovens, microwave and coffee machine, induction hob and concealed convector hood, integrated larder fridge and Miele dishwasher, engineered Oak flooring, double sink with Quooker tap with filter, inset spotlighting, radiators, two sash windows overlooking the rear garden and a further three sash windows enjoy the splendid panorama towards the Snowdonia Range.

**UTILITY ROOM** Having a continuation of the grey modern cabinets with integrated fridge and freezer, plumbing for automatic washing machine, space for tumble dryer, granite worktop surface and splashback, large sink with hose style mixer tap over, access to the rear garden, built-in cupboard housing the water tank and heating control switch, porcelain tiled floor, radiator and power points.

**WC** Having a wall hung w.c., urinal, feature circular marble wash hand basin standing on a Oak vanity unit, porcelain tiled walls and floor, radiator, inset spotlighting and a obscure double glazed sash window.

A turned stairs leads to the First Floor Accommodation and Landing with window to the rear elevation, linen cupboard, radiator, loft access with integrated ladder and power points.

**MASTER BEDROOM** Having a double glazed sash window to the front elevation taking full advantage of the superb panoramic views, radiator, power points, access into:-

**DRESSING AREA** Having a range of floor to ceiling fitted wardrobes with shelving and hanging space, inset spotlighting, access into:-

**ENSUITE** Having a large walk-in shower with glass screen, rainfall shower head and additional attachment, wall hung w.c., wash hand basin set into vanity unit, dual fuel heated towel rail, fitted mirror with led light and shaving socket, obscure glazed window, porcelain tiled walls and floor with under floor heating.

**BEDROOM TWO** Enjoying an outlook to the front elevation, a range of fitted wardrobes with open display shelving, radiator and power points.

**BEDROOM THREE** Dual aspect windows to the front and side elevations, radiator, power points and a range of fitted wardrobes.

**BEDROOM FOUR** With engineered Oak floor, fitted wardrobes with open display shelving, window to side elevation, radiator and power points.

**FAMILY BATHROOM** Having a large walk-in shower with glass screen, rainfall shower head and additional attachment, wall hung w.c., wash hand basin set into vanity unit, dual fuel heated towel rail, fitted mirror with led light and shaving socket, obscure glazed window, porcelain tiled walls and floor with under floor heating.

**ANCILLARY ACCOMMODATION** Accessed via sliding patio doors, two vertical raw metal designer radiators inset spotlighting, cat5 e data cabling, porcelain tiled floor which continues into:-

**INNER HALL** Which gives access to the;-

**SHOWER ROOM** Having a large walk-in shower with glass screen, rainfall shower head and additional attachment, wall hung w.c., wash hand basin set into vanity unit, dual fuel heated towel rail, fitted mirror with led light, porcelain tiled walls and floor.

**ADDITIONAL ROOM** With a vertical raw metal designer radiator, power points and a tilt and turn double glazed window.

**OUTSIDE** Road side DETACHED GARAGE with remote control up and over door. Separately remote controlled gates lead on to an extensive driveway providing ample off road secure parking for several vehicles and access to the open fronted DOUBLE GARAGE. Steps lead to the front entrance with a porcelain tiled terrace and a Boulton & Paul antique art deco revolving Summer House. The garden to the front is tiered and laid to lawn with a variety of established shrubs. To the side if the property you will find the **ANCILLARY ACCOMMODATION** with a vast porcelain tiled terrace with glass balustrade overlooking the adjoining farmland with breathtaking panoramic views of the Vale of Clwyd and towards the Snowdonia Range and the north Wales coast to Anglesey with a bar area having a granite work surface. The elevated gardens to the rear are lawned and bounded by natural woodland.

**SERVICES** Mains electric and drainage are believed available or connected to the property with water by way of a meter and oil fired heating. The Ancillary accommodation has an independent combination oil fired boiler. All services and appliances are not tested by the Selling Agent.

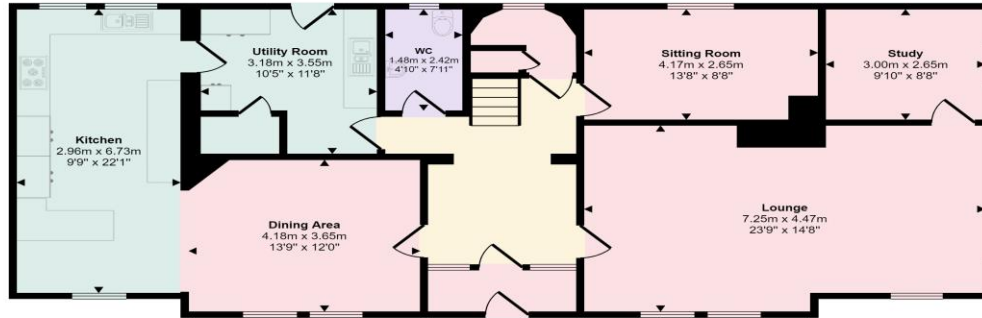
**DIRECTIONS** From the Prestatyn office turn left onto Meliden Road and proceed along through the village of Meliden, turn left at the traffic lights and proceed up Waterfall Road, at the next set of lights continue across and bear first left onto Cwm Road, proceed along and the property will be found on the left hand side.

**TENURE** – Freehold

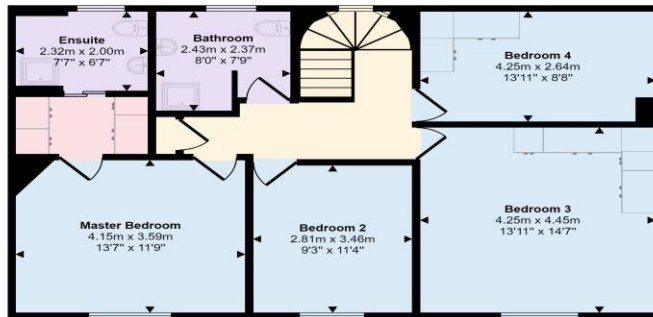
**COUNCIL TAX BAND** - G

**EPC** - D

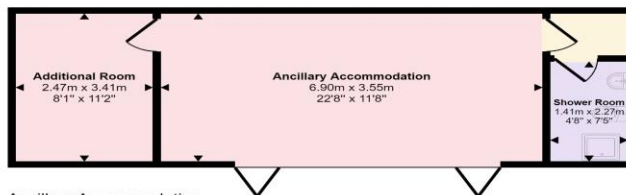
Approx Gross Internal Area  
245 sq m / 2633 sq ft



Ground Floor  
Approx 123 sq m / 1328 sq ft



First Floor  
Approx 83 sq m / 897 sq ft



Ancillary Accommodation  
Approx 38 sq m / 407 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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