

# Property Details

19 Maes Cwyfan, Dyserth,  
Denbighshire, LL18 6BF

Offers in Excess of **£220,000**





# Property Photos

19 Maes Cwyfan, Dyserth, Denbighshire, LL18 6BF



Creation Date  
18/02/2025



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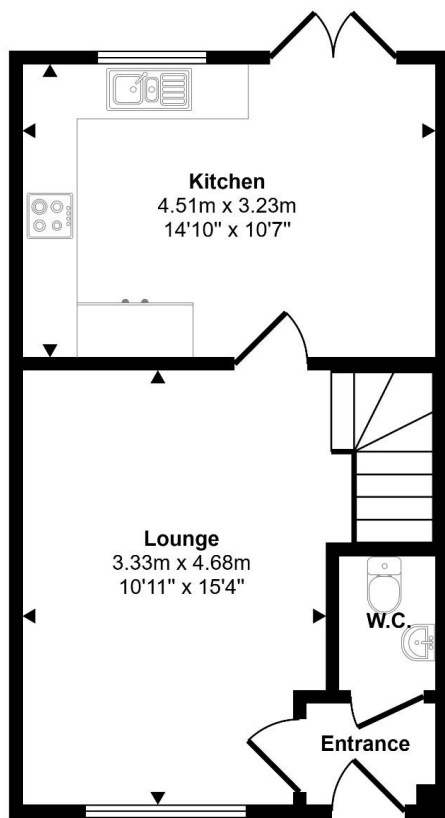


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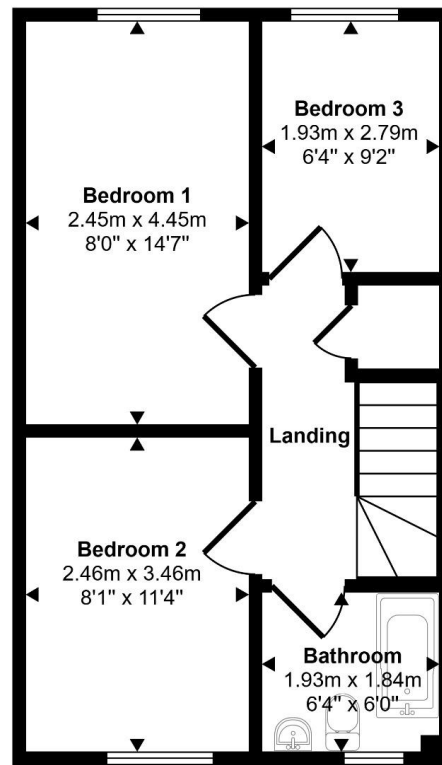
# Property Floor Plans

19 Maes Cwyfan, Dyserth, Denbighshire, LL18 6BF

Approx Gross Internal Area  
74 sq m / 793 sq ft



Ground Floor  
Approx 37 sq m / 396 sq ft



First Floor  
Approx 37 sq m / 396 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.

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# Property Info

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## Property Type

House

## Property Style

Semi-Detached

## Bedrooms

3

## Bathroom

1

## Receptions

1

## Tenure Type

Freehold

## Floor Area

818

## Agency Type

Sole

## Parking

Drive

## Type

Sales

## Electricity

Mains Supply

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## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Central, Double Glazing, Gas

## Broadband

-

## Accessibility

-

## Restrictions

-

## Condition

Good

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

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# Property Info

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## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

Offers in Excess of

## Price

£220,000

## Land Size

Less than an acre

## Age of Property

Modern Minimalist

## Year Built

2020

## New Home

Yes

Creation Date

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# Property Features

19 Maes Cwyfan, Dyserth, Denbighshire, LL18 6BF

## Feature 1

Three Bedroom Newly Built Familyhome

## Feature 2

Lovely Views To The Rear

## Feature 3

Beautifully Presented Throughout

## Feature 4

Parking To The Front

## Feature 5

Outskirts Of The Village With Easy Access To Everything

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# Property Description

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## **Three bedroom newly built family home on the popular Castlegreen homes development in Dyserth**

Welcome to 19 Maes Cwyfan, a modern three-bedroom semi-detached home built in 2020 by Castle Green Homes. Nestled within a beautifully designed development, this property offers contemporary living with a scenic outlook, making it an ideal home for families and professionals alike. The development also features a childrens park and enjoys lovely rear views over open fields.

On the edge of the village, the property benefits from a highly convenient location. It is perfectly positioned between the charming villages of Dyserth and Meliden, with the neighbouring towns of Prestatyn and Rhyl offering a range of amenities, schools, and transport links. This location combines the tranquillity of countryside living with the practicality of being close to essential services.

As you enter the property, you are greeted by a welcoming entrance hall, complete with space for coats and shoes, and a handy downstairs WC. The lounge is spacious and has plenty of storage space. The kitchen/diner is modern and well-equipped, featuring integrated appliances, including a fridge freezer and oven. With space for dining and large windows framing views of the fields beyond, this area is both functional and inviting and has French doors that lead out onto the rear garden.

Upstairs, the property offers three bedrooms. The main bedroom is generously sized, with plenty of room for wardrobes. The second bedroom comfortably accommodates a double bed, while the third bedroom is versatile, suitable as a single bedroom, nursery, or home office. All bedrooms are finished with grey carpets and neutral walls, creating a stylish and cohesive aesthetic throughout the home.

This property is move-in ready and offers a perfect blend of modern design, practicality, and stunning surroundings. Whether you're a growing family or a professional looking for a serene yet accessible location, 19 Maes Cwyfan has it all. Arrange your viewing today to see this wonderful home for yourself!

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Finer Details:

Council Tax Band: C

EPC: C

Services: The Water is Metered, Electricity is on Mains and The Gas is bottled.

Boiler: Located in the Airing Cupboard, approx. 4 Years Old

Loft Space: Not Boarded, No Ladder

Room Measurements:

W.C

Lounge: 3.33m x 4.68m (10'11 x 15'4)

Kitchen: 4.51m x 3.23m (14'10 x 10'7)

Bedroom One: 2.45m x 4.45m (8'0 x 14'7)

Bedroom Two: 2.46m x 3.46m (8'1 x 11'4)

Bedroom Three: 1.93m x 2.79m (6'4 x 9'2)

Bathroom: 1.93m x 1.84m (6'4 x 6'0)

Gardens & Parking: Block paved driveway to the front with parking for two cars.

The gardens are set on two levels and have been recently finished- there is a patio area directly outside the Kitchen with steps down to a lawned area. Fully enclosed with timber fencing and there is a handy storage shed.

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