



Y Bryn, 121 Cwm Road, Dyserth

£550,000

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A substantial 5-bedroom home set in an elevated position with sweeping views of the North Wales coast and Snowdonia. Offering over 2,900 sq ft, the property includes spacious reception rooms, a sun room, triple garage with upper room, and wraparound gardens. In need of modernisation, it presents a fantastic opportunity to create a dream family home in a peaceful, scenic location.

Loft - Partly Boarded, No Pull down ladder.

Services - The property is heated via oil-fired central heating, with a Worcester system boiler located off the utility room in the outbuilding. The boiler was installed in 2017. Electricity is supplied through Scottish Power.

Tenure - Freehold

Denbighshire County Council Band - G

Parking and Gardens - The property benefits from a sloped garden to the rear and a raised area to the front, offering a great sense of elevation. A patio sits directly in front of the house, perfectly positioned to enjoy the surrounding views. To the side, there is a driveway providing ample off-road parking for multiple vehicles.

Solar Panels- The solar panels were installed approximately three years ago and are fully owned by the current owners. They generate around 2.5kW of power and, while there is no feed-in tariff or return payment, they do help reduce electricity costs — particularly when using electrical appliances during the day.





- Substantial detached home
- Panoramic views across the North Wales coast
- Sweeping driveway
- Spacious semi open-plan lounge and dining area
- Large family bathroom
- Wraparound gardens with mature planting
- Huge potential to create a dream family home
- 360 tour available



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