



12 Cwm Road

Dyserth, Rhyl, LL18 6BB

O.I.R.O £425,000



Reid & Roberts Estate and Letting Agents are delighted to welcome to the market this home tucked away in a picturesque setting and offering breathtaking panoramic views over the Snowdonia mountain range, this beautifully presented five-bedroom detached home is a rare and exciting opportunity for buyers seeking space, flexibility, and a connection to nature, all within a high-specification, stylishly appointed property. Combining timeless architectural charm with contemporary features, this exceptional home is ideal for growing families, multi-generational living, or those seeking a home with self-contained annexe potential. The setting is as practical as it is beautiful within walking distance of Dyserth village centre and close to key commuting links, making it both secluded and well-connected.

In brief, the accommodation comprises a welcoming Reception Hallway, a spacious Front Reception Room, a separate Lounge, and an impressive Open-Plan Kitchen and Dining Room, ideal for entertaining. The ground floor also benefits from a Utility Room, a modern Shower Room, and a large Bedroom, offering scope for independent living or guest accommodation. To the first floor, the property offers four well-proportioned bedrooms, three of which are generous doubles. The principal bedroom is a particular highlight, boasting a private glass-panelled balcony with far-reaching views of the Snowdonia range. A four-piece family bathroom completes the internal layout.



Accommodation Comprises

Approached via a broad block-paved driveway that comfortably accommodates up to six vehicles, the exterior of the property immediately makes an impression. A charming slate-tiled canopy porch with a pitched roof, supported by a solid oak frame and featuring a graceful archway, welcomes visitors with character and warmth.

The entrance is framed by a composite front door, complete with decorative frosted glass insets and matching side panels, offering both security and style while hinting at the quality found within.

Entrance Hallway

Stepping inside, the reception hall is a striking and elegant space that sets the tone for the rest of the home. Solid oak flooring underfoot adds warmth and sophistication, complemented by crisp white walls and period features including picture rails and coved ceilings. A wide staircase rises to the first floor, its open aspect enhancing the sense of space and grandeur. Frosted UPVC double-glazed windows to the front elevation allow light to spill in while preserving privacy. A cleverly positioned under-stairs cupboard provides useful storage, while wall-mounted heating controls ensure practical day-to-day comfort. The hallway serves as the central hub of the home, with composite oak doors leading to all ground floor accommodation, giving a sense of cohesion and flow throughout.

Front Reception Room

To the front of the property, a generously proportioned living room blends traditional detailing with modern comforts. A large UPVC double-glazed bow window with top openers and a central opening section fills the room with natural light and provides uninterrupted views across to the distant mountains, creating a sense of space and serenity. The room is beautifully finished with a textured ceiling, an ornate ceiling rose, deep coving, and detailed picture rails, offering an elegant backdrop for any style of décor. At the heart of the room is an electric fire with a marble hearth and surround, complete with a refined mantle perfect for cosy evenings. A double panel radiator, television aerial socket, and power points complete this inviting space.

Lounge

The Lounge is a superb family living space with double glazed UPVC doors to the rear elevation and matching glazed side panels, opening out onto the patio area and offering uninterrupted views of the surrounding mountain range. Inside, the room features an electric fire set on a marble hearth with a solid wood surround, picture rails, coved ceiling with ceiling roses, a cupboard concealing the electric meter and fuse box, TV aerial points, phone socket, and a double panel radiator.

Kitchen/Dining Room

To the rear of the home is a stunning open-plan kitchen and dining room that has been thoughtfully designed with both family life and entertaining in mind. A wide range of high-quality wall and base units provide ample storage, complemented by sleek granite work surfaces that continue up as matching splashbacks. A feature dresser unit with glass-fronted central cabinetry creates a stylish bar area, ideal for displaying glassware or adding a touch of flair to gatherings. The kitchen is fully equipped with integrated appliances, including a built-in oven and microwave, a four-ring induction hob with a stainless steel extractor above, and a fully integrated dishwasher. The sink area features a stainless steel one-and-a-half bowl with a granite drainer, a mixer tap, and a discreet food waste disposal unit. Recessed spotlighting adds a modern finish, while tiled flooring underfoot offers practicality. A large rear-facing UPVC double-glazed window allows stunning views over the garden and surrounding mountain range, enhancing the enjoyment of this sociable space. A double-panel radiator adds to the functionality, while a glazed UPVC door leads to the side storage area, extending the home's practicality even further.

Utility Room

Just a step down from the kitchen lies the utility room, seamlessly continuing the tiled flooring and design aesthetic. Matching wall and base cabinetry and granite worktops echo the kitchen's style, creating a cohesive and functional space. Here, you'll find plumbing for a washing machine, room for a dryer, space for a freestanding American-style fridge freezer, and an integrated freezer unit, along with ample cupboard storage. Recessed spotlights add task lighting, and the utility leads directly into the stylish ground-floor shower room.

Shower Room

The ground-floor shower room is both contemporary and highly practical. It features a Belfast-style ceramic sink, a close-coupled WC, and a generously sized double shower cubicle with an electric shower and sleek solid laminated panels walls. A heated stainless steel towel rail provides warmth and luxury, while a frosted double-glazed window to the front elevation ensures privacy. Recessed spotlighting and an extractor fan ensure the space is light and well-ventilated, and the tiled flooring continues seamlessly from the utility, unifying the space.

Ground Floor Bedroom

Accessed via a sliding frosted UPVC door, the ground floor bedroom offers potential as part of a self-contained living suite —ideal for extended family or guest accommodation. This spacious room enjoys solid oak flooring and stunning views to the rear, framed by a large double-glazed window and matching UPVC sliding patio doors that lead directly to the garden. Recessed spotlights provide a soft, modern finish, and a sleek vertical radiator adds both style and efficiency to this adaptable space.

Stairs From Hallway Rise To

Landing

Upstairs, the galleryed landing offers a bright and airy transition space, featuring a frosted UPVC window to the side elevation that allows soft daylight to filter through. A ceiling light and loft access complete this useful area, which connects to the home's upper-floor accommodation.

Bedroom One

The principal bedroom is a peaceful and elegant retreat, complete with picture rails, a feature recess where the chimney breast once stood, and a modern vertical radiator. What truly sets this room apart, however, is the access to a private glass-paneled balcony—a spectacular vantage point from which to enjoy unspoiled views across the Snowdonia mountain range. Whether enjoying a morning coffee or an evening glass of wine, this balcony transforms the bedroom into a true haven.

Bedroom Two

The second bedroom is another well-proportioned double, situated at the front of the home and enjoying a charming bay window with decorative leaded glass panels. Picture rails maintain the property's character, and a sleek anthracite-finish radiator offers modern comfort. There is ample space for freestanding furniture and a television point for convenience.

Bedroom Three

The Third bedroom enjoys arguably some of the best views in the house. Rear-facing and flooded with natural light, this space offers sweeping views of the surrounding mountains, including clear views of Snowdonia itself. Picture rails add charm, and a double panel radiator provides all the necessary modern comforts.

Bedroom Four

currently utilised as a study, offers versatility and is perfect as a home office, nursery, or creative space. It features a front-facing UPVC window with a leaded upper pane and a top opener, a double panel radiator, and traditional picture rails, making it both stylish and functional.

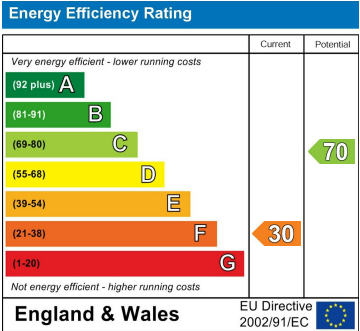
Area Map



Floor Plans



Energy Efficiency Graph



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