



Tai Sir Ddinbych
Denbighshire Housing
Buddsoddi yn ein Cymunedau • Investing in our Communities



27, 29, 31 & 33 Maes Cwyfan, Dyserth

£500 pcm plus service charge

2 bedroom 4 person semi-detached houses on a new development in Dyserth



PROPERTY DETAILS

These four properties are located on the stunning Cysgod y Graig development in lower Dyserth and offer

- A light and airy lounge
- An open plan kitchen/diner with French doors opening on to rear garden and sun terrace
- Two spacious bedrooms upstairs
- A sleek upstairs family bathroom and downstairs cloak room
- Off road parking

Please note the images shown are for illustrative purposes only, and no information contained within this document will for any part of a contract. All measurements given are approximate.



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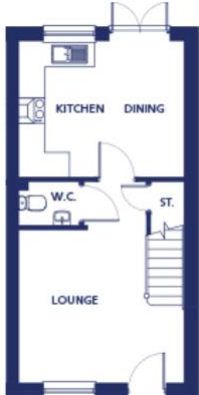
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SITE PLAN



FLOOR PLANS

Ground Floor



Kitchen/Dining

3.93m x 3.26m

Lounge

3.93m x 3.67m

W.C

1.45m x 1.07m

First Floor



Master Bedroom

3.93m x 3.26m

Bedroom 2

3.93m x 2.67m

Bathroom

2.08m x 1.70m

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SPECIFICATION

INTERNAL FEATURES

- Internal walls painted Almond White
- Internal white panelled doors with chrome effect door furniture
- Smooth skimmed ceilings
- Satinwood white internal mouldings
- Staircase to be painted satinwood white
- Wiring for satellite TV (Sky compatible)
- TV point to lounge and master bedroom
- White electrical sockets and pendant light fittings
- USB sockets (kitchen and master bedroom only)

KITCHEN FEATURES

- Fitted kitchen from Panorama Kitchens
- Laminate worktops
- Vinyl flooring

BATHROOM

- Ideal Standard Tempo range in white
- Shower to be Aqualisa Midas
- Shower curtain and rail

EXTERIOR FEATURES

- Sealed double glazed white PVC-U windows
- Front door - GRP pre-finished door in a solid colour externally and white internally
- Rear patio doors - GRP door finished in white
- External light to front entrance
- Patio & pathways to be concrete paving flags
- 1.8m timber close boarded fence to side and rear
- Rear garden to be turfed
- Driveways to be block paved

ENERGY SAVING FEATURES

- Energy efficient LPG central heating, zone controlled
- 100% low energy light fittings throughout
- Insulated cavity construction

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SELECTION CRITERIA

Applicants will be considered in this order:

Priority 1

Local connection to **Dyserth, Meliden** or **Prestatyn** e.g. living or working in the community for 5 years, or is a key worker who works in the locality and wishes to live in the locality

Priority 2

If no suitable occupiers are found as above, the local criteria will be opened out to nearby communities of **Rhyl; Rhuddlan; Bodelwyddan; St Asaph; Trefnant;** and **Tremeirchion Cwm & Waen.**

Priority 3

If no suitable occupiers are found as above, the local criteria will be opened out to **the whole of the county of Denbighshire.**

OTHER INFORMATION

- Energy Performance Certificate C (awaiting confirmation)
- Council Tax Band C (awaiting confirmation)
- Fibre to the premises broadband available (<1 Gbps download speed)
- £17.33 pcm Service Charge (for maintenance of communal landscaped areas)
- Subject to restrictions imposed by the Developer
- Available from Autumn 2020

For more information, please contact us on 01824 706000

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