

# williamslettings



**62 Ffordd Parc Castell, Bodelwyddan,  
Denbighshire, LL18 5WD**

**£1,500 PCM**

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**EPC - C73    Council Tax Band - E    Deposit - £1,500 PCM**

# Ffordd Parc Castell, Bodelwyddan

## 4 Bedrooms - House - Detached

Williams Lettings are pleased to present this four bedroom detached house in the highly sought after village of Bodelwyddan. The property is within short distance of the A55 Expressway, local shops and also Glan Clwyd Hospital. Accommodation briefly comprises lounge, dining area, kitchen, downstairs WC, utility room, four bedrooms, en suite and family bathroom. RENT £1,500 DEPOSIT £1,500 EPC - C73 COUNCIL TAX BAND - E

### Hallway

Radiator and staircase to the landing.

### Ground Floor Toilet

Having a two piece suite, wash hand basin and toilet, tiled splash backs and extractor fan.

### Lounge

15'10" x 10'6"

Radiator, wall light points, TV connection, feature fire surround with living flame effect electric fire and opening into the Dining Room.

### Dining Room

10'7" x 8'4"

Having a radiator, double glazed sliding patio doors providing access to the rear garden. Door leading to the Kitchen.

### Kitchen

14'7" x 10'9"

Having a range of wall, base and drawer units, worktop surfaces, bowl and a half single drainer sink with mixer tap, gas hob with chimney extractor fan over, inset spotlighting, radiator, double glazed window to the rear of the property. Open arch to the Utility Room.

### Utility Room

5'5" x 4'9"

Having units with worktop surfaces, extractor fan, radiator and double glazed door to the rear garden.

### Landing

Having loft hatch access.

### Bedroom One

13'5" x 10'7"

Having a radiator, built-in mirrored wardrobes, double glazed window to the rear of the property and access to the En-suite.

### En-suite

8'7" x 4'9"

Having a toilet, wash hand basin, shower enclosure, half of the walls are tiled, radiator, inset spotlighting and double glazed window to the front of the property.

### Bedroom Two

12'2" x 9'0"

Having a radiator, built-in mirrored wardrobes and double glazed window to the front of the property.

### Bedroom Three

10'3" x 9'0"

Having a radiator, built-in mirrored wardrobes and double glazed window to the front of the property.

### Bedroom Four

6'10" x 7'5"

Having a radiator and double glazed window to the rear of the property.

### Bathroom

8'0" x 8'10"

Having a white three piece suite comprising: wash hand basin, toilet and bath. Aqua panels, radiator, inset spotlighting, extractor fan, shaver, storage cupboard, built-in airing cupboard and double glazed obscured window.

### Outside

The front offers driveway parking leading to the Garage, the front is lawned with mature plants and shrubs. The rear garden offers a paved patio, lawned with flower beds and timber shed.

### Directions

Proceed onto Rhuddlan Road and head towards Bodelwyddan Hospital. Go past Glan Clwyd Hospital and at the roundabout take the second exit into Bodelwyddan then right into Ffordd Parc Castell. This property can be seen at the end of this road on your right hand side.





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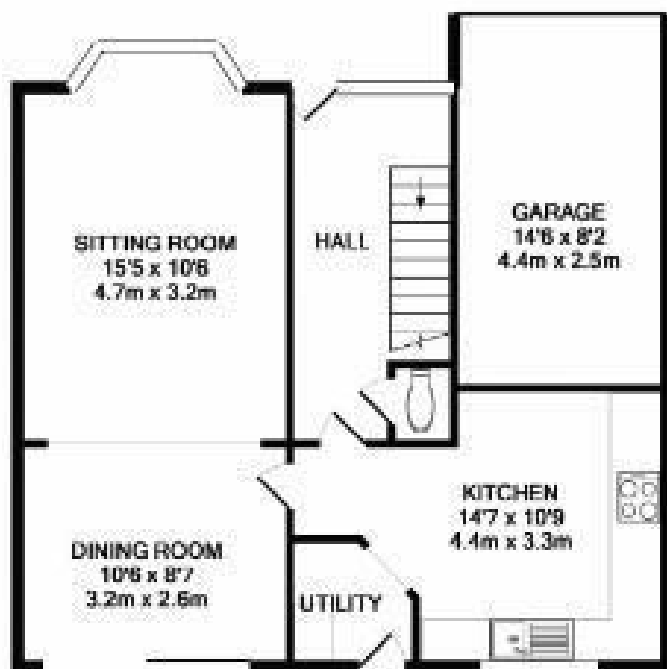
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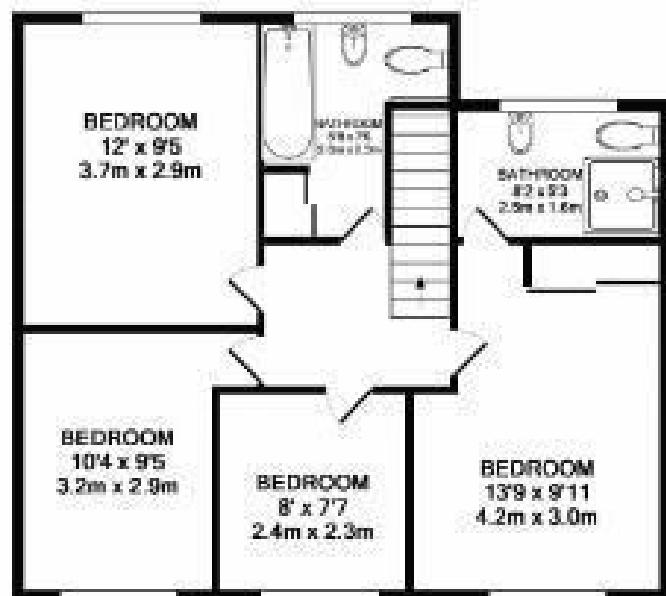
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GROUND FLOOR  
APPROX. FLOOR  
AREA 595 SQ.FT.  
(55.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 535 SQ.FT.  
(49.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1130 SQ.FT. (104.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items, are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 632010

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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