

# williams estates



**Dol Hyfryd Rhualt, LL17 0TE**

**£775,000**

 5  4  3  A

**EPC - A92**

**Council Tax Band - H    Tenure - Freehold**



# SUMMARY

This stunning five-bedroom detached home is located in the highly sought-after semi-rural area of Rhualt. Set in an elevated position, it boasts breathtaking panoramic views over the North Wales coast and the Snowdonia Mountain Range and Vale Of Clwyd, offering spectacular sunset views. Completed in 2021, the property has been designed to provide spacious, modern family living, with a high-end finish throughout. The exterior is complemented by sleek K-rendering, with stone detailing, ensuring a contemporary and stylish appearance.

Comprising a welcoming entrance hall with split-glass balustrade staircase, spacious lounge with log burner and bi-fold doors that open to the front, an impressive open-plan kitchen and dining area, perfect for modern family living and entertaining, with a separate utility room. A downstairs bedroom with an en-suite, a study providing a useful space for work. A cloakroom to the ground floor.

On the first floor, a spacious gallery landing leads to the luxurious master bedroom, which features an en-suite and dressing room. The second bedroom also benefits from an en-suite. Two further additional bedrooms and a modern family bathroom, providing ample space and comfort for all.

Externally, the property features ample off-road parking, in addition to a detached garage with further space above, ideal for office/games room or potential conversion. The low-maintenance garden wraps around the side of the house and extends to the rear, offering a private and peaceful outdoor space.

Perfectly positioned for easy access to the A55 expressway, this home is ideally suited for those who commute. Viewings are available by appointment. EPC Rating A92 (recent modifications could achieve A97).





## Accommodation

Via a modern composite door to the front with double glazed panelling and double glazed panelling adjacent, leading into the grand entrance hall with underfloor heating throughout.

## Entrance Hall

Providing a bright and spacious accommodation, with porcelain tiled extending throughout the ground floor, having lighting, power points, oak bifurcated stairs, vaulted ceiling and doors off.

## Lounge

19'5" x 18'3" (5.94 x 5.57)

Having lighting, power points, underfloor heating, uPVC double glazed windows onto the side elevation, aluminium bi-folding doors onto the front giving access onto the front patio enjoying unspoilt views of the Snowdonia range, Vale of Clwyd and North Wales Coast, Clearview Multi-fuel log burner and engineered oak flooring.

## Study

9'7" x 9'6" (2.93 x 2.91)

Having lighting, power points, underfloor heating, Fibre broadband and uPVC double glazed windows onto the side elevation.

## Cloakroom

Comprising low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, partially tiled walls and inset spot lighting.

## Bedroom Five

17'3" x 10'7" (5.27 x 3.23)

Currently used as a cinema room, having lighting, power points, underfloor heating, coat store cupboard, uPVC double glazed double windows onto the rear elevation and en-suite off.

## En-suite

9'7" x 7'2" (2.93 x 2.19)

Comprising of a walk-in shower enclosure with wall mounted shower head having instant hot water, low flush W.C., hand-wash basin with stainless steel mixer tap over, underfloor heating, wall mounted mirror with lighting, inset spot lighting and a uPVC double glazed obscure window onto the side elevation.

## Open Plan Kitchen/Living/Dining

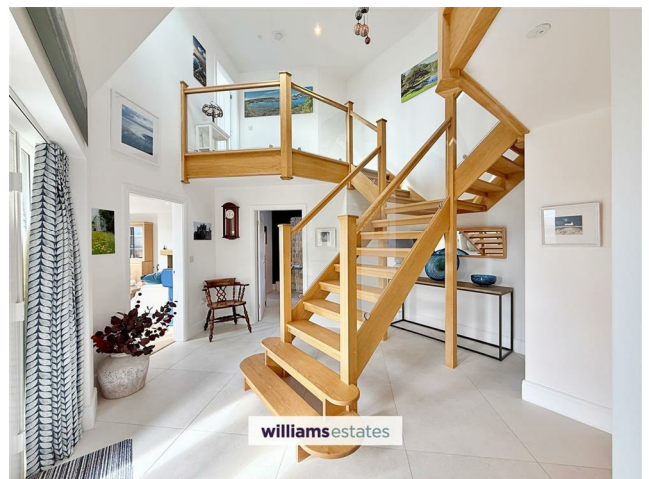
26'2" x 16'4" (7.99 x 4.98)

A high quality kitchen, comprising of wall, soft close drawer and base units with complementary worktop over, integrated double oven, integrated microwave, space for a freestanding fridge/freezer, integrated wine cooler, integrated dishwasher, sink with mixer tap over, five ring lamona hob with extractor fan above, uPVC double glazed windows onto the side and rear elevations, aluminium bifold doors onto the front, underfloor heating, breakfast bar/ island ideal for dining, space for a dining table, area for seating and utility off.

## Utility

13'8" x 8'3" (4.18 x 2.53)

Flooring continues through from the kitchen, providing matching wall and base units, stainless steel sink with mixer tap, a uPVC glazed door with double glazed window adjacent and an extractor fan.





#### Stairs to the First Floor Landing

An oak bifurcated stairs provides access to bedrooms and bathroom, with lighting and power.

#### Bedroom One

19'9" x 17'5" (6.04 x 5.32)

With a high vaulted ceiling, having air con, lighting, power points, tv aerial, radiator, uPVC double glazed window onto the side elevation, double glazed aluminium windows onto the front elevation with electric remote controlled fitted Grants Honeycell Duette electric blinds with unspoilt views of the Snowdonia Range, Vale of Clwyd and the North Wales Coast, and walk in wardrobe and en-suite.

#### En-suite

Comprising of a walk-in shower enclosure with wall mounted Grohe rain shower head and hand shower head, low flush W.C., Amtico, hand-wash basin with stainless steel mixer tap over, wall mounted heated towel rail, partially tiled walls, lighting and an extractor fan.

#### Walk In Wardrobe

10'3" x 6'0" (3.13 x 1.84)

Having lighting, power points, radiator and a ceiling access hatch to the air conditioning.

#### Bedroom Two

15'4" x 12'11" (4.68 x 3.96)

Having lighting, power points, TV aerial point, radiator, store cupboard, uPVC double glazed window onto the rear elevation and en-suite off.

#### En-suite

7'11" x 7'4" (2.43 x 2.25)

Comprising low flush W.C., walk-in shower enclosure with a wall mounted Grohe rain shower head, wall mounted heated towel rail, vanity hand-wash basin with a stainless steel mixer tap over, inset spot lighting, extractor fan and a wall mounted mirror with lighting and Amtico flooring.

#### Family Bathroom

13'8" x 8'1" (4.17 x 2.48)

Comprising of a walk-in shower enclosure with a wall mounted Grohe rain shower head, vanity hand-wash basin with a stainless steel mixer tap over, freestanding bath with telephonic shower head over and stainless steel mixer tap, low flush W.C., partially tiled walls, Amtico flooring, wall mounted heated towel rail and a uPVC double glazed obscure window onto the rear elevation.

#### Bedroom Three

18'8" x 13'9" (5.71 x 4.20)

Having lighting, power points, radiator, T.V. aerial point and uPVC double glazed windows onto the side and rear elevations and loft access with pull down ladder.

#### Bedroom Four

15'1" x 13'11" (4.61 x 4.26)

Having lighting, power points, TV aerial point, radiator, store cupboard, uPVC double glazed windows onto the side and a feature aluminium double glazed window onto the front with manually controlled fitted blinds.





## Garage

21'4" x 18'11" (6.51m x 5.78m)

Having an up and over electric door to the front, lighting, power, personal door to the side and stairs up to the games room.

## Games Room

17'8" x 16'7" (5.41m x 5.08m)

Having lighting, power points and a uPVC double glazed velux windows and window onto the front, with spectacular views of Snowdonia Range, Vale Of Clwyd and the North Wales Coast.

## Outside

The property is accessed via a generously sized driveway, offering ample off-road parking space for up to four vehicles. A detached garage is accessible through an electric up-and-over door, with an additional side door.

Outside lighting is Phillips Hue which can be controlled via Mobile.

A path of modern porcelain paving leads to the front entrance, where you'll find a charming paved patio area and a well-maintained lawn. The front is bordered by beautiful stone walling and hedging, ensuring a private and tranquil setting.

The rear garden is designed for ease of maintenance and features steps leading to a patio area. This space continues the modern porcelain tiling and is complemented by a variety of mixed planters, vegetable beds to the side, and a greenhouse. The garden is enclosed by fencing and hedging, offering excellent privacy. Both the front and rear gardens provide seating areas, perfectly positioned to enjoy the sunny aspect and breathtaking panoramic views, including stunning sunrises.

## Directions

Passing through Rhualt with the White House restaurant on your left hand side, continue along the B5429 for a short distance until reaching the crossroads. Turn right signposted Tremeirchion/Bodfari and continue along this road for a short distance where the property will be found on your left hand side by way of our For Sale board.

## Additional Information

A Samsung air source pump delivers underfloor heating to downstairs and double radiators in upstairs rooms each with individual temperature control.

For the cost conscious a 4.9 kw solar array combined with battery storage an EV charger and Octopus intelligent Go tariffs maximises energy efficiency.











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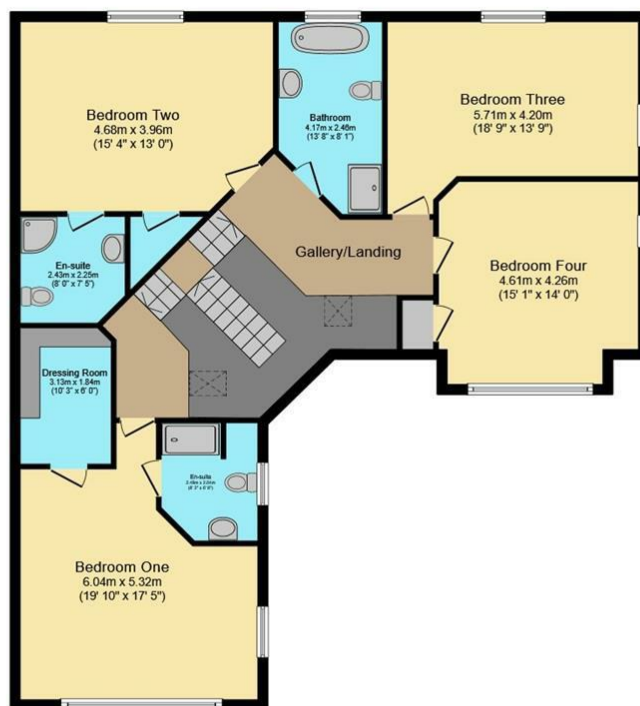


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### Ground Floor

Floor area 130.9 sq.m. (1,409 sq.ft.)



### First Floor

Floor area 130.4 sq.m. (1,404 sq.ft.)

Total floor area: 261.4 sq.m. (2,814 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>92</b>	<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</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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