



**Bwthyn Rhualt, Denbighshire, LL17
0TP**

£550,000

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EPC - E42

Council Tax Band - G Tenure - Freehold

SUMMARY

No Onward Chain!! - A spacious four-bedroom detached home, nestled in the highly desirable semi-rural location of Rhualt. Positioned on an elevated plot, the property offers stunning, panoramic views over the North Wales coastline, the Snowdonia Mountain Range, and the Vale of Clwyd—perfect for watching breathtaking sunsets. The property offers a spacious entrance hall, a convenient downstairs shower room, lounge, sunroom with sliding patio doors that open onto expansive views. Additional living spaces include a third sitting room, a well-appointed kitchen/diner, and a practical utility room. On the first floor, you'll find four bedrooms, including a master with an en-suite, plus a family bathroom. Further benefits include an integral garage, a driveway with ample off-road parking, and a fabulous rear garden. Viewing is highly recommended. EPC Rating E42.



Accommodation

Hardwood door leads into:

Entrance Hall

Double glazed Window to the front, two radiators, power points, storage cupboard, stairs and accommodation off.

Further storage cupboard under the stairs.

Lounge

15'11 x 12'5 (4.85m x 3.78m)

A spacious lounge with a feature brick-built fireplace with gas fire on a tiled hearth, radiator, power points, window to the side.

Archway leads into:

Sun Room

26'5 x 9'2 (8.05m x 2.79m)

Offering fabulous views with sliding full length doors to the rear, four radiators, power points and further window to the side.

Kitchen/Diner

19'10 x 10'7 (6.05m x 3.23m)

Offering a range of wall, drawer and base units with work surfaces over, white ceramic sink with bowl and half drainer, integrated four ring hob with extractor fan above and double oven, tiled flooring, tiled splash backs, power points, two radiators and window to the front.

Utility

16'7 x 4'8 (5.05m x 1.42m)

Offering wall, drawer and base units with work tops over, stainless steel sink, tiled flooring, radiator, power points, space for fridge freezer, plumbing for washing machine, tiled splash backs, storage cupboard, hardwood door leads to the side elevation with window adjacent, and door into the integral garage.

Reception Room

15'11 x 12'8 (4.85m x 3.86m)

Potential for a dining room/ third sitting room. Dual aspect radiators, power points, window to the side and rear with stunning views

Shower Room

7'7 x 4'9 (2.31m x 1.45m)

Shower enclosure, low flush W.C, wall mounted basin, radiator, heated towel rail and window to the side.

Landing

Window to the front, two radiators, power points, loft access hatch, velux window to the front, storage cupboard and further eaves storage.

Airing cupboard: With Shelving, radiator and hot water tank





Bedroom One

18'7 x 13'11 (5.66m x 4.24m)

Three radiators, power points, fitted wardrobes with mirrored sliding doors, box bay window to the rear providing stunning views, and further window to the side elevation.

En- Suite

10'6 x 6'11 (3.20m x 2.11m)

A good size suite with low flush W.C, vanity unit and wash basin, bidet, panelled bath, part tiled walls, radiator, heated towel rail and obscure window to the side.



Bedroom Two

18'7 x 10'7 (5.66m x 3.23m)

Box bay window to the rear with stunning views, power points, radiator, vanity unit with basin and dual aspect under eaves storage cupboards.

Bedroom Three

13'11 x 9'2 (4.24m x 2.79m)

Having radiator, power points, vanity unit and basin, storage cupboard, window to the rear with stunning views and further window to the side.

Bedroom Four

9'6 x 6'6 (2.90m x 1.98m)

A useful fourth bedroom with a potential to be an office, with radiator, power points and window to the rear elevation.



Bathroom

6'10 x 5'10 (2.08m x 1.78m)

A good size suite with low flush W.C, pedestal wash basin, panelled bath, part tiled walls, heated towel rail, radiator and Velux window to the front.

Garage

19'7 x 16'2 (5.97m x 4.93m)

Window to the side, up an over electric door,

Outside

The property is approached by double gates for a private aspect, leading down onto a good size driveway for ample parking.

The rear garden is mainly laid to lawn with a variety of hedging, shrubs and stocked borders. Patio area off the sun room providing a fabulous seating area with the views of the Vale of Clwyd and surrounding areas.

Directions

Proceed from our Denbigh office, Crown Lane, LL16 3AA.

Head south-west on Crown Ln

39ft

Turn left to stay on Crown Ln

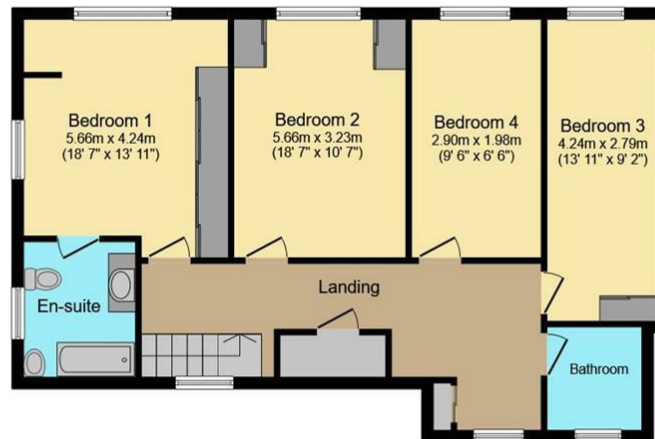


118 ft
Turn left onto Hall Square/A543
Go through 1 roundabout
1.0 mi
At the roundabout, take the 3rd exit and stay on A543
1.7 mi
Turn left onto Bodfari Rd/A541
0.7 mi
Turn right
2.0 mi
Turn left onto B5429
0.3 mi
Turn right to stay on B5429
1.6 mi
Turn left to stay on B5429
49 ft
Turn right onto Cwm Rd
Destination will be on the left.







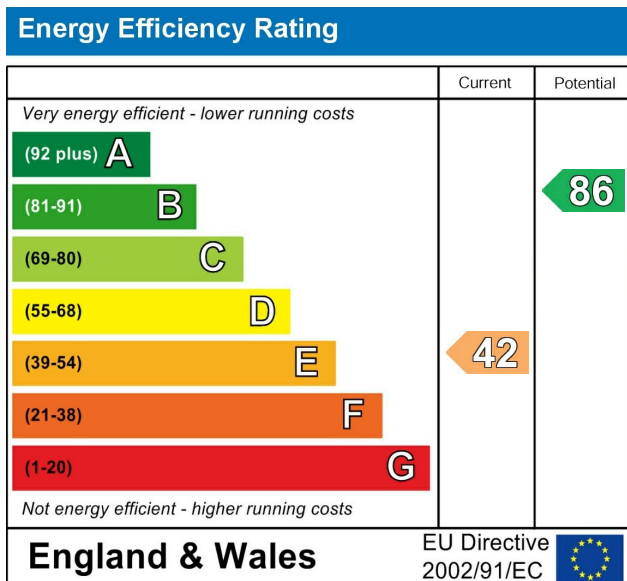


Total floor area: 197.0 sq.m. (2,120 sq.ft.)

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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