



Ffordd Parc Castell, Bodelwyddan LL18 5WD

£350,000

Monopoly Buy Sell Rent are pleased to offer for sale this beautifully presented four-bedroom detached family home, situated in a quiet cul-de-sac in Bodelwyddan, just a short walk from local amenities and the hospital.

A well-balanced home, perfectly designed for modern living, includes a spacious entrance hall, living room with log burner, an office, a spacious kitchen and diner, a utility room, and a downstairs WC. The stylish Herringbone drive enhances the home's contemporary exterior, while the double garage provides ample off-road parking.

A LOVELY FAMILY HOME THAT MUST BE VIEWED!

- Modern Interior
- 4 Bedrooms & Family Bathroom
- Close to Glan Clwyd Hospital
- Freehold Property
- Double Garage
- Walking Distance to Local Amenities
- uPVC Doors and Windows Throughout
- Council Tax Band; F



Entrance

3.37 x 2.22 (11'0" x 7'3")

The entrance of the house is bright and welcoming, featuring a composite front door with decorative triple glazing, wood-effect laminate flooring, and a radiator beneath elegant coved ceilings. From this central hallway, there is access to the kitchen, lounge, office, dining room, and the stairs, creating a seamless flow throughout the home.

Lounge

4.50 x 4.67 (14'9" x 15'3")

The lounge is a bright and inviting space, featuring wide sliding patio doors that fill the room with natural light and provide easy access to the outdoors. With wood-effect laminate flooring, a cozy multi-fuel burner as a focal point, elegant coved ceilings, and dimmer switches for adjustable lighting, the room offers both warmth and versatility.

Office

2.95 x 2.24 (9'8" x 7'4")

The small home office features wood-effect laminate flooring that adds warmth to the space. A square bay window floods the room with natural light, while there's ample space for storage, making it both functional and cozy.

Dining Room

3.57 x 3.47 (11'8" x 11'4")

The dining room is vibrant and functional, featuring coved ceilings that add a classic touch, a radiator for warmth, and a double-glazed window that allows natural light to flow in. The wood-effect laminate flooring enhances the room's cozy yet stylish feel, making it a perfect setting for family meals and gatherings.

Kitchen

3.76 x 3.79 (12'4" x 12'5")

This dual-aspect kitchen boasts wood-effect laminate flooring, creating a cozy ambiance with plenty of natural light. It is thoughtfully designed with space for a dining set, a tall fridge, and a dishwasher, along with a four-burner stove and a concealed hood for a sleek look. Additional features include an eye-level oven and microwave, access to the under-stair storage and a radiator for added comfort.

Utility Room

1.77 x 1.59 (5'9" x 5'2")

The utility room features wood-effect laminate flooring, offering a practical and stylish room with additional space for a washer and a dryer. Accessed through either the kitchen or the back door, it is equipped with a sink, kitchen units and a gas combi boiler, with hooks for added functionality.

WC

1.78 x 0.82 (5'10" x 2'8")

This WC features a simple yet functional design with a toilet, sink, and wood-effect laminate flooring. A double-glazed privacy window allows natural light while maintaining seclusion.



Landing

3.38 x 1.51 (11'1" x 4'11")

The spindled staircase leads to a carpeted landing that provides access to all rooms with a convenient airing cupboard nearby. The access hatch to a partly boarded loft is also located above the landing providing additional storage space.

Master Bedroom

3.75 x 4.30 (12'3" x 14'1")

The master bedroom boasts wood-effect laminate flooring and a square bay window that fills the room with natural light. It also offers the added convenience of an en suite and a radiator for year-round comfort.

Master En Suite

1.75 x 2.18 (5'8" x 7'1")

The en suite is fitted with a toilet, sink and a spacious shower, offering both style and practicality. A double-glazed privacy window ensures natural light while maintaining seclusion.

Bedroom 2

2.78 x 4.09 (9'1" x 13'5")

This well-proportioned bedroom features a coved ceiling and offers ample space for built-in storage. It is complete with a double-glazed window, a radiator for year-round comfort and sleek wood-effect laminate flooring.

Bedroom 3

3.00 x 2.70 (9'10" x 8'10")

This carpeted double boasts a cozy and inviting atmosphere with coved ceilings for a little architectural charm and large double-glazed windows to allow plenty of natural light to flood the space. A radiator is situated below the window to accommodate all seasons.

Bedroom 4

2.97 x 2.07 (9'8" x 6'9")

This carpeted single features a large double-glazed window that allows natural light to brighten the room, boasting charming coved ceilings for added character. A radiator, ensuring a comfortable atmosphere throughout the year.

Bathroom

2.26 x 2.70 (7'4" x 8'10")

This beautifully designed bathroom offers a luxurious and functional space. It features a modern toilet and sink, along with a stunning waterfall shower and a free-standing bath that adds a touch of elegance. The room is also equipped with a towel radiator for convenience. Slate effect flooring complements the stone effect tiling on the walls while a privacy window floods the space with light and maintains the room's seclusion.



Driveway

The beautifully designed herringbone driveway features the double-garage in addition to decorative foliage and a tall hedgerow, concealing the property from the road.

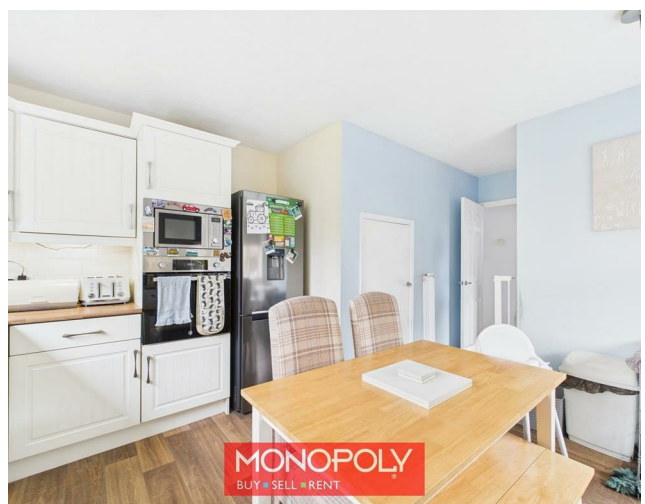
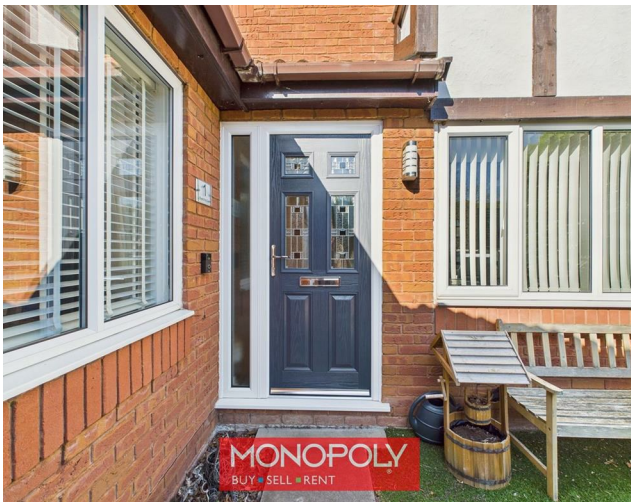
Garage

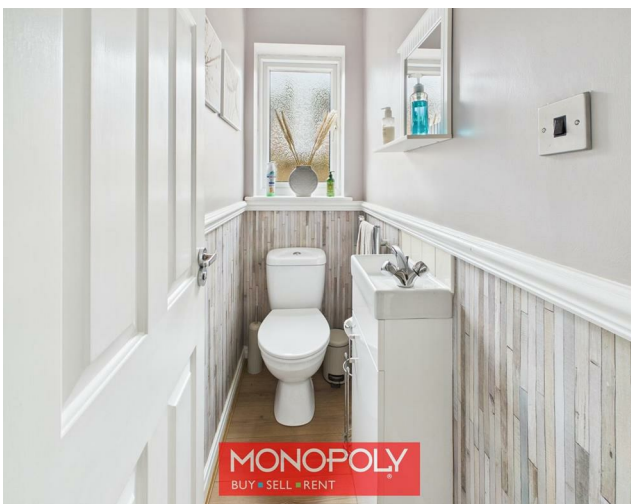
The concreted garage has space for two cars in addition to a host of practical designs. The consumer units within have access to water and electricity with downlights providing any light needed in addition to the natural lighting allowed in by the privacy window. It features an up-and-over door with an access hatch to the loft for added storage. An external vehicle charger can also be found to the side of the structure.

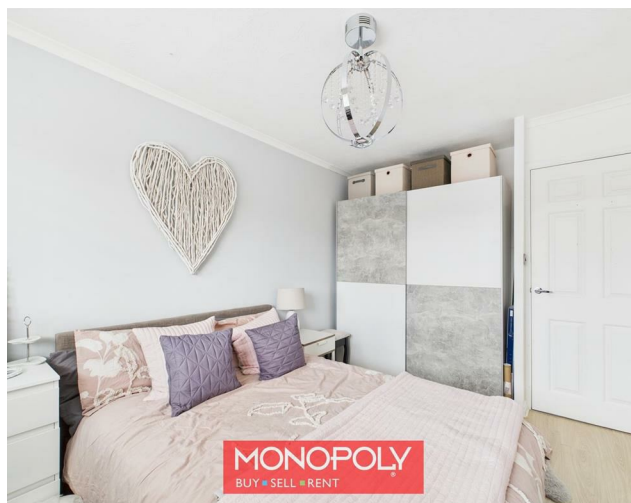
Garden

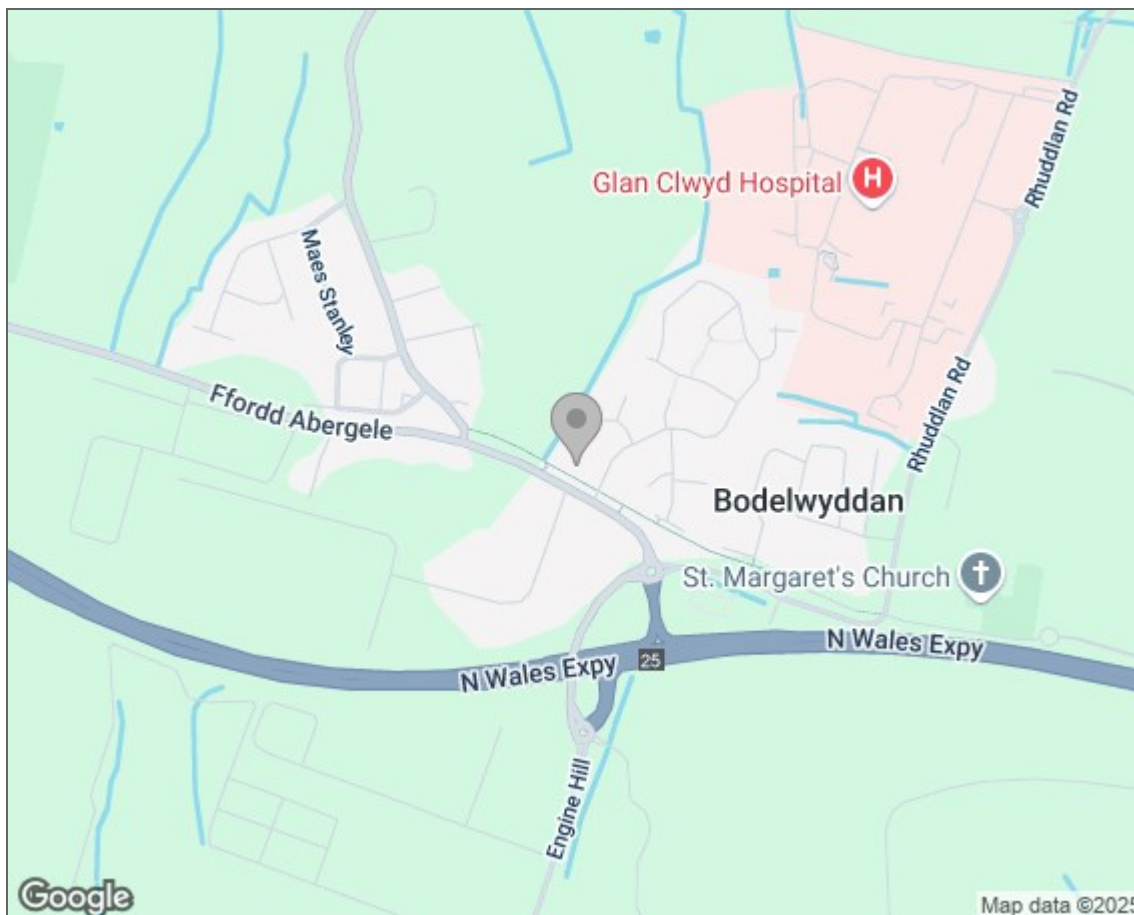
This garden features a neat grass lawn surrounded by tall hedges for privacy. It includes two paved seating areas perfect for relaxing or entertaining, connected by paved paths that make it easy to move around. A garden shed provides handy storage, while gravel surrounds add a tidy, low-maintenance touch.











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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

