



Castle View Abergele Road

Bodelwyddan, LL18 5UT

Offers over £500,000



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The Tour

Located in the heart of Bodelwyddan village, this exceptional detached family home offers an expansive 2,000 square feet of living space. Thoughtfully maintained and extended to the rear, the property exudes elegance and charm. Perfect for those who appreciate fine living and love to entertain, the home features luxurious touches such as Amtico flooring and underfloor heating across both levels.

Upon entering, a spacious reception hallway sets the tone for the rest of the home. The converted garage has been transformed into a cinema room, while the vast living room, complete with a cast iron stove, creates a warm and inviting atmosphere. The stunning kitchen/diner is a true focal point, featuring a striking glass atrium and bifold doors that open onto the rear garden, seamlessly blending indoor and outdoor living. The kitchen includes a large central island, granite and Corian surfaces, and integrated appliances. In addition to the kitchen/diner, the property also boasts a cinema room, cloakroom, and utility room, adding to the home's appeal.

Upstairs, you'll find a large family bathroom and four generously sized bedrooms, including a master

suite with dual dressing areas and an en-suite bathroom.

The Exterior

The property is set on a generous plot with a horseshoe driveway, offering ample parking and shared access. The rear garden is fully enclosed with fencing and hedging for privacy and is predominantly laid to lawn. It also features a charming, covered seating and eating area, as well as a useful room currently used as a gym.

Originally featuring a double garage, the current layout has been adapted to include a single garage and a cinema room, although this can easily be reverted to its original configuration if desired.

The Location

The location is highly convenient, with local shops, cafés, and easy access to the A55, providing quick routes to North Wales and Chester. Bodelwyddan Castle is just a short distance away, and the village also benefits from nearby amenities such as Glan Clwyd Hospital, the Marble Church, and a primary school. Regular bus services connect the area to the towns of Rhyl and Abergele.

Entrance Porch

Reception Hallway

Tel: 01745 630322

Living Room/ Dining Room

28'1" x 12'11" (8.58m x 3.95m)

Kitchen/ Family Room

36'10" x 24'7" (11.25m x 7.50m)

Utility Room

7'10" x 5'0" (2.41m x 1.53m)

Cinema Room

12'7" x 8'3" (3.85m x 2.52m)

Cloakroom WC

First Floor Landing

Bedroom One

14'10" x 12'10" (4.53m x 3.93m)

Dressing Room

En-suite

8'2" x 7'10" (2.51m x 2.41m)

Bedroom Two

9'9" x 9'1" (2.98m x 2.79m)

Bedroom Three

12'5" x 8'7" (3.81m x 2.64m)

Bedroom Four

9'4" x 8'0" (2.85m x 2.45m)

Family Bathroom

8'2" x 6'5" (2.51m x 1.98m)



Road Map



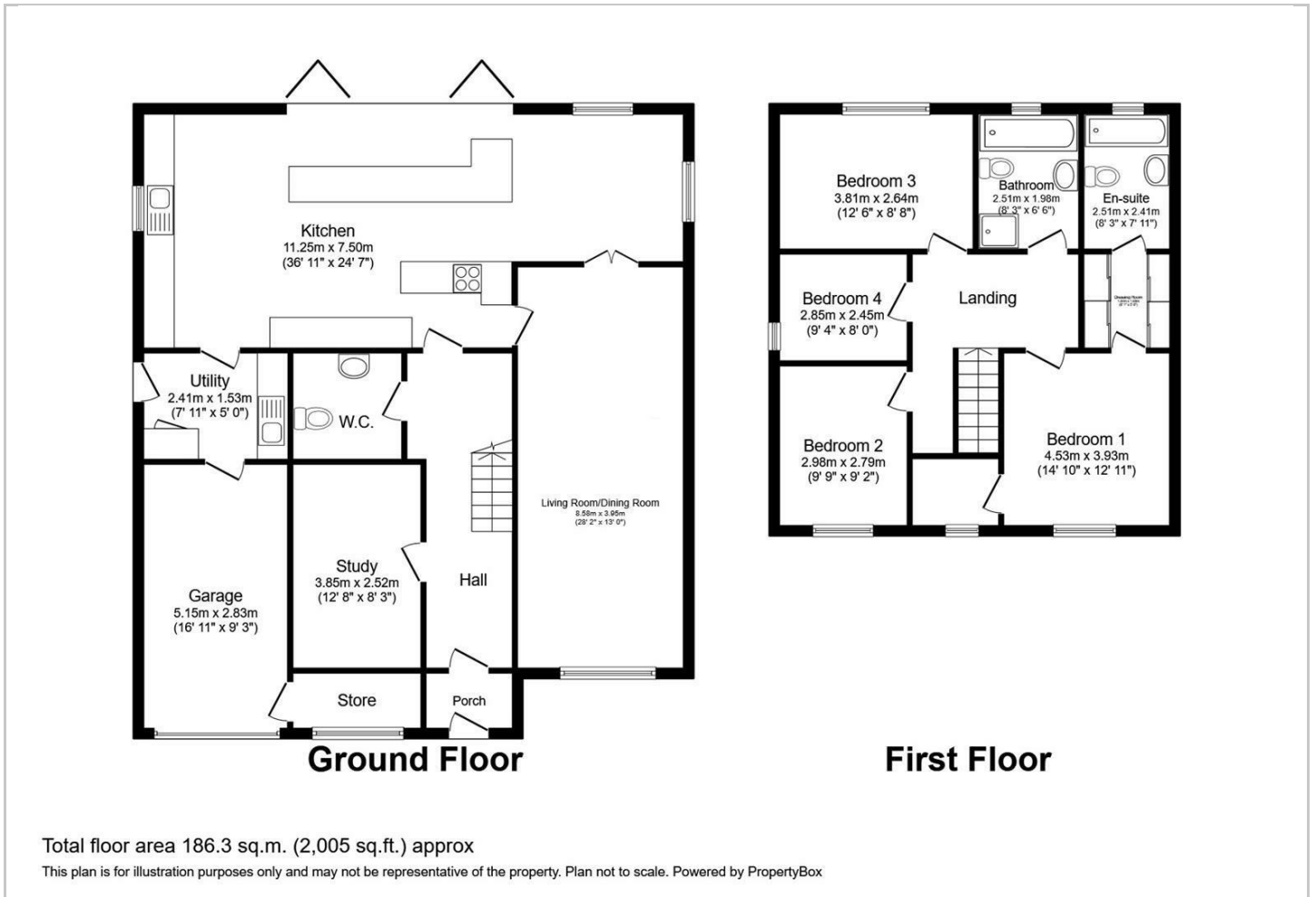
Hybrid Map



Terrain Map



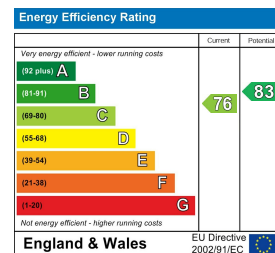
Floor Plan



Viewing

Please contact our Idris Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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