



Tirionfa

Rhuddlan, Rhyl, LL18 6LT

£500,000



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Accommodation

The entire property has been tastefully and stylishly decorated, with a keen eye for detail. The premium finish is consistent throughout the home, including wooden doors, oak flooring, fitted shutters, and much more. The revised layout perfectly balances the desire for modern open-plan living while maintaining a private and cosy feel.

Upon entry, you are welcomed into a spacious hallway. With access to the dining space on your right, you are drawn further into the home, right into its heart, the kitchen. This carefully considered kitchen connects the entire ground floor accommodation, while the addition of bi-fold doors links you to the outdoor space. The modern kitchen, fitted only six months ago, is finished in a dual tone and is packed with appliances, including a twin oven and combi, proving drawer, ceramic hob, integrated fridge, and freezer, among many others. For those who love to cook, the thoughtfully designed storage, including a mix of pan drawers, pantry cupboards, and standard storage, will be much appreciated. Just off the kitchen is a separate utility and laundry room, which also houses the combination boiler. Split into two halves, this room is designed to be the social hub of the house. The central island becomes a great place to host, while the seating area opens into a more formal and intimate living space. The living area, featuring a modern electric fireplace and media wall, is the perfect spot to settle for the evening or retire to with guests. The striking interior flourishes add real personality to this room. The natural flow continues as the living room opens into the formal dining area, with both rooms flooded with light thanks to the large windows at either end.

The remainder of the ground floor is serviced by a downstairs cloakroom (WC) and a storage area. There is an abundance of features to showcase, too many to mention here, so a viewing is essential to fully appreciate everything this property has to offer.

Heading up to the first floor, a gallery landing with a study area connects all four double bedrooms and the family bathroom. The main bedroom is serviced by a private en-suite bathroom and a separate walk-in wardrobe. The second bedroom also features its own en-suite, while the final two double rooms share access to a large family bathroom. The fourth bedroom, currently utilised as a home office, demonstrates the versatility of the accommodation.

External Space

The care, consideration, and quality of the internal finish continues outside. The property has been carefully landscaped to maximise the spacious rear garden. Directly off the kitchen a large patio makes a great sitting and dining space, perfect for al fresco dining. A lawned area, neatly bordered with flower beds extends from the patio and up on to a decked area which is home to an outdoor bar area. The undercover, outdoor bar has been overly engineered and carefully constructed. Providing an amazing space to entertain. Fitted out with lighting, and electrics to allow you to fit this out as you please. The garden also offers the addition of a summer house, and storage shed. Bins can be discreetly stored to the side of the property, while access to the garage and front garden to the other side. To the front of the property a walled garden with parking for two vehicles. Access via electric panel door to the front. The double garage has also been fitted out with workbench, and has plenty of storage in the eaves.

Tel: 01745 630322

Location

The vibrant community of Rhuddlan, with its array of local shops, cafes, and amenities just a stone's throw away. Immerse yourself in the town's rich history, from the ancient ruins of Rhuddlan Castle to the scenic banks of the River Clwyd. Rhuddlan's charm extends to its coastal location, offering a peaceful lifestyle with the convenience of nearby Rhyl, a mere 5-minute drive away. Schedule your viewing today and seize the opportunity to call this enchanting property home.

Hallway

Kitchen, Reception

19'9" x 14'7" (6.02m x 4.46m)

Living Room

17'9" x 12'4" (5.43m x 3.76m)

Dining Room

10'11" x 10'3" (3.34m x 3.14m)

Utility

9'4" x 5'11" (2.87m x 1.81m)

Downstairs Cloakroom (WC)

Store Cupboard

Landing

Bedroom One

14'9" x 11'1" (4.50m x 3.40m)

Dressing Room

En-Suite

7'8" x 7'1" (2.36m x 2.16m)

Bedroom Two

12'5" x 12'2" (3.81m x 3.71m)

En-Suite

5'3" x 4'11" (1.61m x 1.50m)

Bedroom Three

9'8" x 9'8" (2.97m x 2.96m)

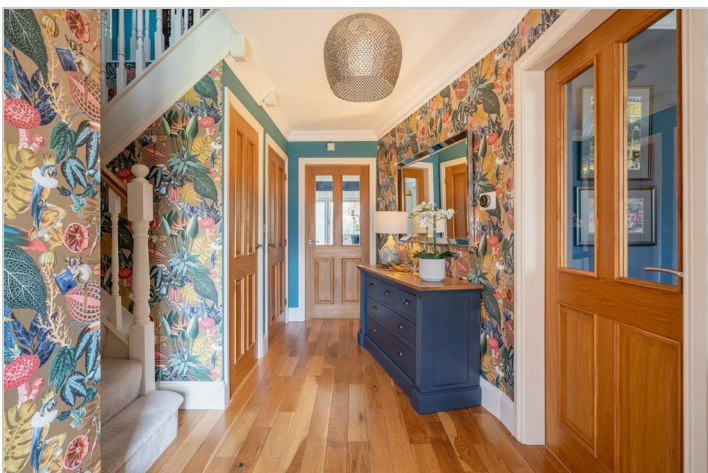
Bedroom Four

9'4" x 8'9" (2.87m x 2.69m)

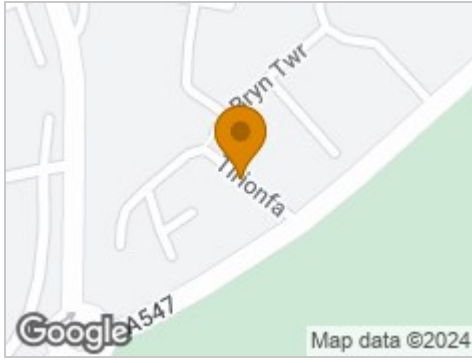
Family Bathroom

6'11" x 6'2" (2.13m x 1.89m)

Double Garage



Road Map



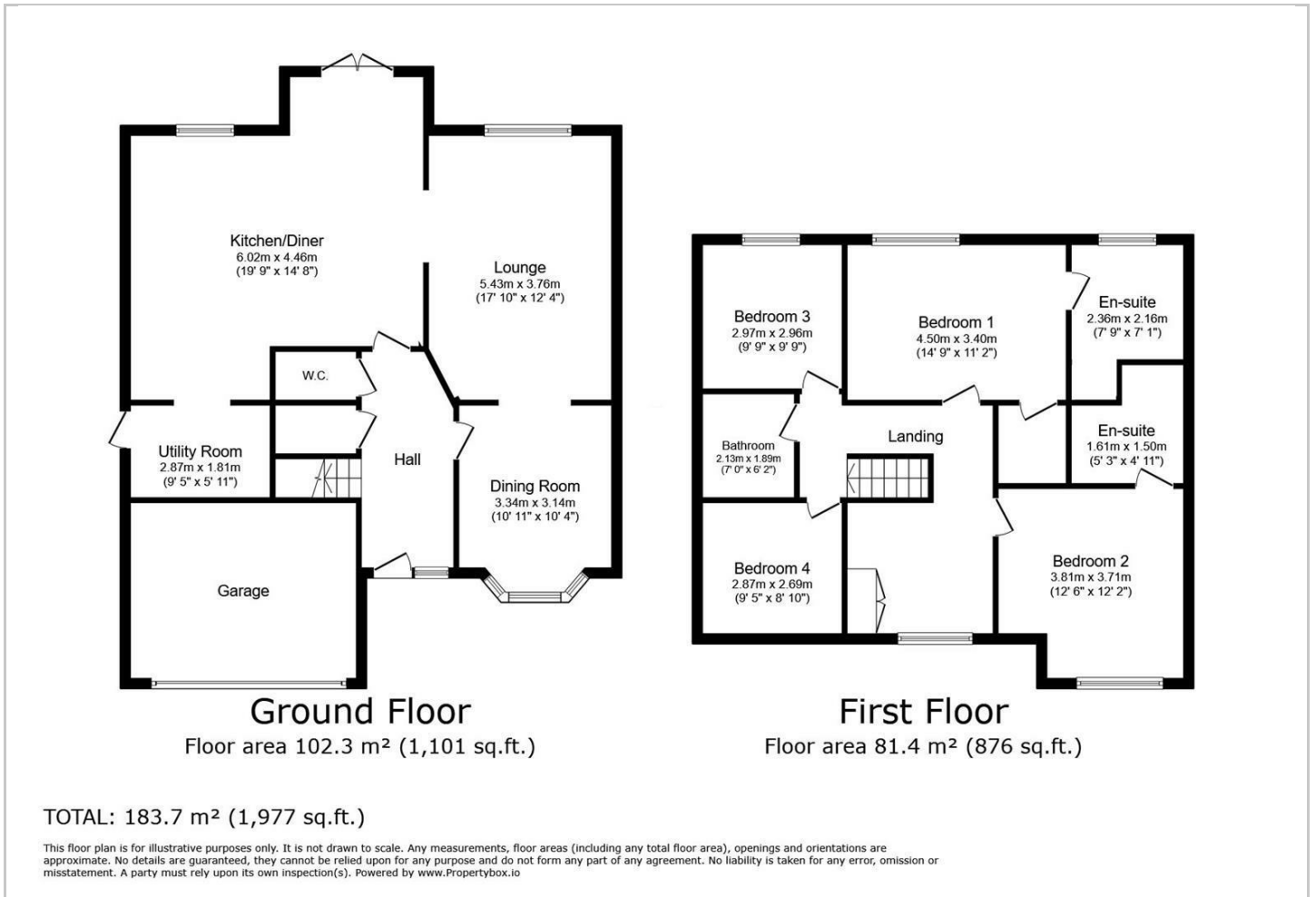
Hybrid Map



Terrain Map



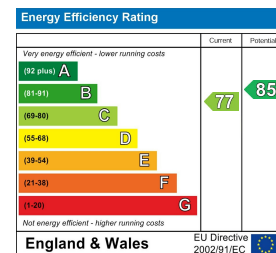
Floor Plan



Viewing

Please contact our Idris Estates 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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