



102 Ffordd Parc Castell

Bodelwyddan, Rhyl, LL18 5WT

£320,000



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The Tour

Extended and modernised this property has been thoughtfully finished to a high standard through-out. The addition of a side extension has transformed the kitchen dining area and added a handy utility room.

Welcomed by a sprawling, lush lawn and a double private driveway, this stunning property makes a fantastic first impression. As you enter the hallway, you'll find a beautifully decorated dining room, featuring a designer radiator and six-seater table positioned to take advantage of the charming bay window.

Continuing into the kitchen, you'll discover an exquisite room designed to enhance every inch of this living space. With its clean, crisp aesthetic, the polished floors and countertops create a bright, modern setting perfect for entertaining friends and family. The stunning range gas cooker and well-placed spotlighting enhances its appeal, where every detail has been carefully considered. Direct access to the rear garden enhances the property's appeal even further.

The living room is equally impressive, featuring hardwood flooring, a cosy log burner, and doors that lead into the conservatory. The beautifully sunlit conservatory is exceptionally spacious, providing a

perfect retreat to unwind from the stresses of life. Overlooking the verdant rear garden, it serves as a wonderful enhancement to this immaculate family home.

As you head upstairs, you'll discover four generously sized bedrooms and a family bathroom. The primary bedroom features large windows that let in plenty of natural light, as well as ample storage space, a dressing area, and room for a double bed. The second and third bedrooms are also spacious, comfortably accommodating double beds and wardrobes. Although the fourth bedroom is the smallest, it serves perfectly as a children's room or a home office.

The family bathroom boasts a modern design, complete with a bathtub and overhead shower, a basin, and a WC.

The Exterior

At the front, you'll find a double driveway alongside a lush lawn area. From here, you have access to the garage, which offers the potential to be transformed into a unique space to suit your needs.

The rear garden extends from the conservatory and features a generous lawn area, complemented by a patio outfitted with garden furniture – perfect for enjoying days in the garden with family and friends.

Tel: 01745 630322

The Location

Situated in the quaint village of Bodelwyddan, this charming home enjoys a peaceful cul-de-sac setting that's ideal for families. It's within walking distance of local shops and cafés, and Glan Clwyd Hospital is just a five-minute drive away.

With easy access to the A55, you can reach the expressway in under two minutes, providing a quick connection to the North Wales coastline and onward travel to Chester.

Hallway

Dining Area

16'0" x 8'8" (4.89m x 2.66m)

Kitchen

15'6" x 10'11" (4.74m x 3.34m)

Utility Room

7'6" x 5'6" (2.30m x 1.70m)

Lounge

15'3" x 12'6" (4.66m x 3.82m)

Conservatory

14'1" x 11'5" (4.30m x 3.50m)

Landing

Bedroom One

13'1" x 12'9" (4.01m x 3.91m)

En-Suite

Bedroom Two

11'2" x 8'5" (3.41m x 2.58m)

Bedroom Three

10'2" x 8'11" (3.12m x 2.72m)

Bedroom Four

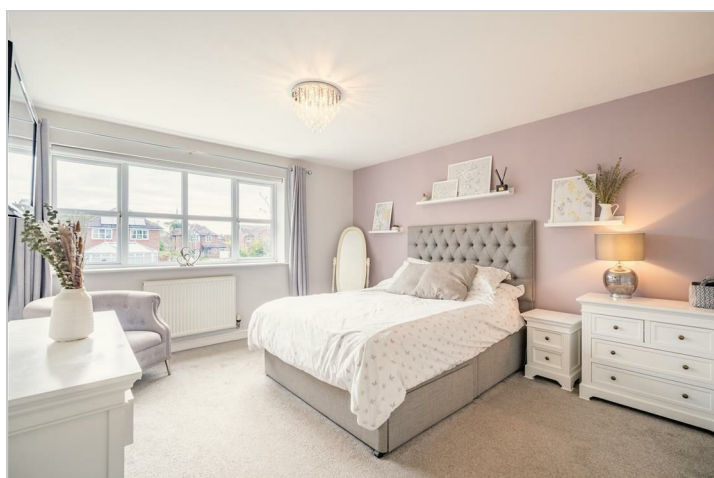
12'10" x 8'10" (3.93m x 2.70m)

Bathroom

8'1" x 6'0" (2.47m x 1.85m)

Garage

14'8" x 8'5" (4.49m x 2.59m)



Road Map



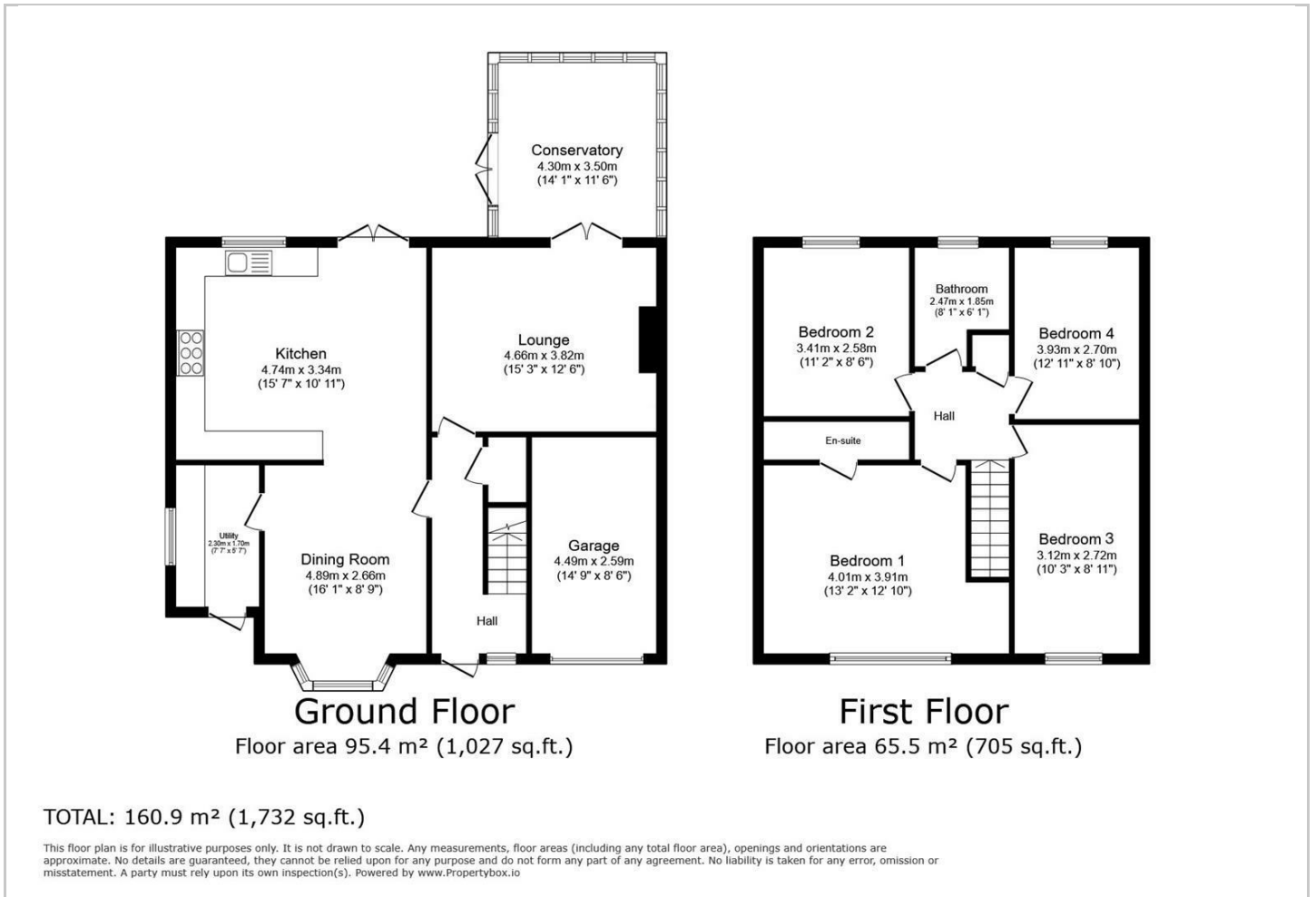
Hybrid Map



Terrain Map



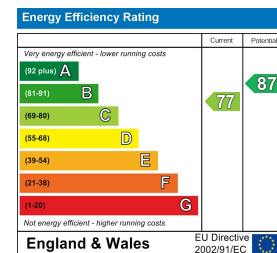
Floor Plan



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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