



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**36 Castlefields, Rhyl, LL18 5RJ**  
**£575,000**

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-10) <b>G</b>			(1-10) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# 36 Castlefields, Rhyl, LL18 5RJ

## £575,000



### Tenure

Band - G - Gross charge £3575.17 - Information provided by connect.denbighshire.gov.uk

### Council Tax Band

### Property Description

As you approach the property, its impressive curb appeal is immediately apparent, with grand quoin stone accents and a block-paved driveway that provides ample off-road parking for multiple vehicles. A meticulously manicured lawn, bordered by mature shrubs and vibrant flowerbeds, adds to the allure.

The entrance sets the tone for the rest of the home. A composite door, flanked by glazed side panels, opens into a breathtaking hallway, where the centrepiece is a striking gallery landing with a glass balustrade. A tastefully appointed ground-floor WC with a floating sink and modern fixtures adds both style and convenience and beneath the stairs, you'll find a spacious storage cupboard.

The lounge is a generously sized, light-filled haven, thanks to dual aspect windows, including a charming box bay that's perfect for showcasing a festive Christmas tree in the winter months. A contemporary electric fireplace, set against a solid stone hearth and mantel, adds a cosy touch, while elegant coved ceilings complete the sophisticated look.

Double doors from the entrance hall invite you into the expansive open-plan kitchen, living, and dining area—undoubtedly the heart of the home. Underfloor heating flows throughout the entire space, ensuring warmth and comfort year-round. The kitchen is a modern chef's dream, with high-gloss wall and base units providing ample storage, complemented by sleek quartz worktops and a glass-tiled splashback. The central island not only offers additional preparation space but also doubles as a breakfast bar. Integrated appliances include a Hotpoint dishwasher, and there's plenty of space for an American-style fridge freezer and a range cooker, complete with a stainless-steel extractor hood.

Adjacent to the kitchen is a practical utility room, fitted with matching units and equipped with plumbing and power for a washing machine and dryer. A stainless-steel sink and access to the side garden make this space both functional and convenient. Off the kitchen, you'll find a useful boot room, which also provides internal access to the double garage, equipped with an electric up-and-over door.

The dining area offers ample space for an eight-seater table and chairs, with downlighting creating a warm ambience. The coved ceilings continue the elegant theme. A section of this space has been cleverly utilised as a home office, perfect for remote working.

The living area, seamlessly connected to the dining space, is perfect for relaxation. There's room for a large L-shaped sofa, coffee table, and TV stand, with double doors in both the seating and dining areas that open

onto the rear garden, creating a seamless indoor-outdoor flow.

Ascending the staircase to the gallery landing, you're greeted by a large window that floods the space with natural light, complete with a remote-control blind. The loft is accessible via a pull-down ladder and is partially boarded for additional storage.

The primary bedroom is a spacious sanctuary, with room for a king-size bed flanked by bedside tables. Two alcoves provide the perfect spots for a chest of drawers and a dressing table, while a large walk-in wardrobe adds functionality. The contemporary, partially tiled ensuite shower room is fitted with a large shower cubicle with a clear glass sliding screen, a hand wash basin with storage, and a WC. A standout feature of this bedroom is the double doors that open onto a balcony, offering picturesque views of the surrounding hillsides.

The second bedroom is equally spacious, with room for a king-size bed and additional furniture. A built-in wardrobe/cupboard offers practical storage, and the ensuite shower room is a modern delight, featuring a corner shower cubicle, a floating wash basin, a WC, and a stylish wall-mounted radiator.

Above the garage, the fifth bedroom is currently used as a home office, with a Velux window allowing plenty of natural light and a partial view of the rolling hills.

Bedrooms three and four are similarly spacious, accommodating king-size beds and freestanding wardrobes, both finished with coved ceilings and decorative skirting boards.

The family bathroom is a contemporary haven, partially tiled and featuring a luxurious hydrotherapy bath with a handheld showerhead. The hand wash basin and WC are integrated into a sleek unit with storage, and a separate shower cubicle with a clear glass screen offers a refreshing shower experience.

The rear garden has been meticulously landscaped to maximise enjoyment of the summer sun. With two well-manicured lawn sections, raised flower beds bursting with colour, and a large paved area, there's plenty of space for outdoor furniture and summer BBQs. A timber decked terrace at the rear of the garden offers another option for outdoor relaxation. The large timber summer house, complete with power and its own consumer unit, is prepped to power an external jacuzzi hot tub—perfect for unwinding in style.

Situated in an exclusive development just moments from Rhuddlan village centre, this home offers easy access to local shops, cafes, and amenities, all within walking distance. Explore Rhuddlan castle, or take a peaceful stroll along the picturesque banks of the River Clwyd. The A55 expressway is just a 10-minute drive away, providing excellent connectivity, while the larger towns of Rhyl and Prestatyn are within easy reach.

This remarkable home is a true gem, offering luxury, comfort, and

convenience in equal measure. Don't miss the opportunity to make it yours—schedule a viewing today!

### Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

### Entrance Hall

### Lounge

21'1" max x 11'7" (6.43 max x 3.55)

### Kitchen

15'8" x 10'8" (4.78 x 3.26)

### Diner

19'3" x 12'7" (5.88 x 3.84)

### Sitting area

14'5" x 11'7" (4.41 x 3.55)

### Utility Room

8'0" x 5'4" (2.44 x 1.64)

### Boot Room

7'2" x 5'2" (2.19 x 1.58)

### Bedroom 1

12'11" x 12'9" (3.95 x 3.90)

### Bedroom 2

12'10" x 9'5" (3.93 x 2.88)



### Bedroom 3

11'7" x 10'9" (3.55 x 3.28)

### Bedroom 4

12'10" x 11'8" (3.93 x 3.57)

### Bedroom 5

13'8" x 10'5" (4.19 x 3.20)

### Bathroom

10'5" x 7'10" (3.19 x 2.40)

### Double Garage

18'8" x 10'9" (5.70 x 3.28)

### Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinnel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

### Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

