

williams estates



**5 Clos Beaumaris, Bodelwyddan,
Denbighshire, LL18 5WR**

£300,000

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EPC - C73 Council Tax Band - E Tenure - Freehold

Clos Beaumaris, Bodelwyddan

4 Bedrooms - House - Detached

Modern detached family house situated on the popular Parc Castell development in Bodelwyddan within close proximity of the A55 providing links to Chester, Liverpool and Llandudno. The accommodation comprises living room with patio doors to the rear garden, dining room, kitchen, utility and ground floor cloakroom. To the first floor there are four bedrooms, master having en-suite and family bathroom. The property has off street parking, intergal garage and a fully enclosed rear garden. Added benefits include central heating and double glazing. EPC rating C 73. AVAILABLE NOW



Accommodation

Double glazed composite front door with canopy porch over leads into the entrance hall.

Hallway

With staircase to the first floor, radiator, laminate flooring and doors to all rooms.

Living Room

15'2" x 12'8" (4.62 x 3.86)

With coved ceiling, laminate flooring, radiator, fire surround with fitted living flame effect electric fire, wall lights, T.v connection and double glazed French doors with fixed side panels allowing access to the rear garden.

Dining Room

11'2" in to bay x 8'8" (3.40 in to bay x 2.64)

With radiator, laminate flooring and double glazed bay window overlooking the front garden.



Kitchen

12'4" x 8'8" (3.76 x 2.64)

Fitted with beech fronted base, wall and drawer units, glass display unit, corner shelving, worktop surfaces, tiled splashbacks, stainless steel bowl and a half single drainer sink, built in double oven, four ring gas hob, chimney style extractor hood, integrated dishwasher, space for a slot in fridge freezer, vinyl tiled effect flooring, radiator, inset spotlights, built in storage cupboard, double glazed window to the rear of the property and open arch way in to the utility room.

Utility Room

With matching units to the kitchen comprising base cupboards, tall larder unit, single drainer sink, part tiled walls, vinyl tiled effect flooring and double glazed door to the side of the property.

Downstairs Toilet

With radiator, extractor fan, pedestal wash hand basin and toilet.

Landing

Staircase from the hall leads to the first floor landing with loft access hatch, radiator and built in airing cupboard with slatted storage shelving.



Bedroom One

13'0" x 11'6" (3.96 x 3.51)

With radiator, built in double wardrobes, double glazed window to the front and door giving access into the en-suite shower room.

En Suite

8'4" x 3'2" (2.54 x 0.97)

A fitted three piece suite comprising pedestal wash hand basin, toilet, shower enclosure, wall tiles, radiator, extractor fan, inset spotlights and double glazed window to the side.

Bedroom Two

10'9" x 8'2" to wardrobes (3.28 x 2.49 to wardrobes)

With radiator, built in mirrored wardrobes and double glazed window to the rear.

Bedroom Three

With radiator, built in wardrobes with folding double doors and double glazed window to the rear.

Bedroom Four

10'1" x 8'10" (3.07 x 2.69)

With radiator, built in cupboard and double glazed window to the front.

Family Bathroom

Comprising panelled bath, toilet, pedestal wash hand basin, tiled flooring, part tiled walls, radiator, shaver socket, extractor fan and double glazed window to the rear of the property.

Front Garden

Fully enclosed rear garden mainly lawned with borders to the sides and flagged patio area leading from the living room.

Integral Garage

With up and over door, side door, mains power and lighting.

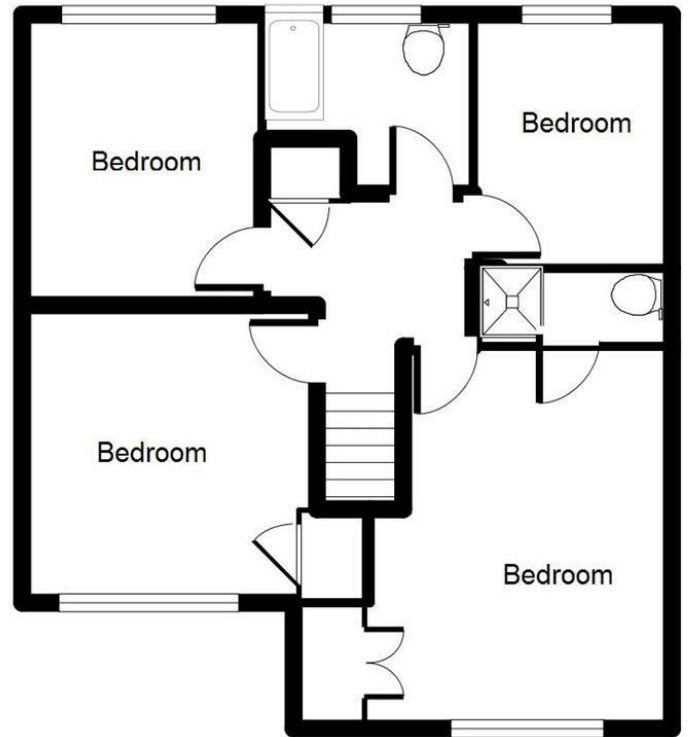
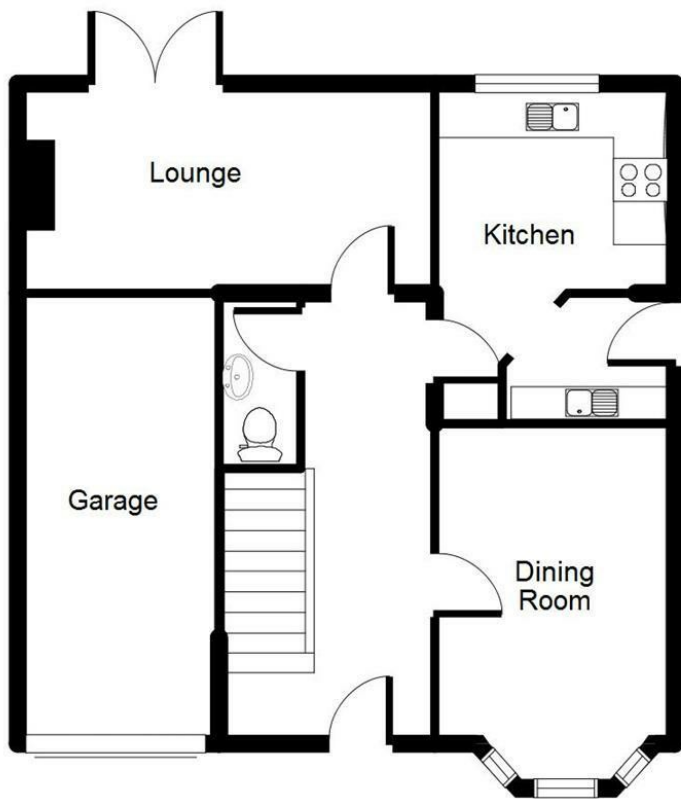
Rear Garden

Fully enclosed rear garden mainly lawned with borders to the sides and flagged patio area leading from the living room.


Directions

From our Rhuddlan office, take Rhuddlan Road towards the A525. At the roundabout take the first exit onto the A525. Turn right towards Bodelwyddan at the first exit and follow Sarn Lane past Glan Clwyd Hospital. At the roundabout take the third exit onto Abergele Road. Take the first right onto the Ffordd Parc Castell estate then take a left hand turn in to Clos Beaumaris. The property will be located on the left hand side.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.