



**23 Clos Bodrhyddan, Rhyl, Denbighshire,
LL18 4FG**

£325,000

 4  2  2  B

EPC - B83

Council Tax Band - F

Tenure - Freehold

Clos Bodrhyddan, Rhyl

4 Bedrooms - House - Detached

A well presented four bedroom detached house located in the sought after Parc Aberkinsey development. Briefly, the accommodation comprises of a hallway, downstairs WC, lounge, open plan kitchen/diner, utility room, four bedrooms with master en suite and four piece family bathroom. Outside benefits from driveway parking, gardens front and rear and garage facility. Council Tax Band F. Freehold. EPC rating 83B.



Accommodation

Via a double glazed composite door, with double glazed window adjacent, opening into the hallway.

Hallway

With radiator and stairs off to the first floor accommodation.

Downstairs cloakroom

Comprising of a low flush WC, pedestal wash hand basin, radiator and extractor fan.

Living Room

18'3" into bay x 10'10" (5.57m into bay x 3.32m)

Having two radiators, TV connection and double glazed bay window to the front.



Open Plan Kitchen/Diner

26'2" x 16'0" max (8.00 x 4.88 max)

Fitted with a range of high gloss wall, drawer and base units, complementary worktop surfaces and matching up-stands, bowl and a half single drainer sink with mixer tap, built in oven with five ring gas hob and extractor hood over, integrated under counter fridge and freezer and integral dishwasher, radiator, karndean flooring and double glazed window to the rear.

The dining area offers space for a dining table, wall mounted TV connection, radiator, full length double glazed bay windows to the rear and double glazed french doors giving access to the decked patio and rear enclosed garden.



Utility Room

4'9" x 5'4" (1.45 x 1.65)

Having a stainless steel sink with mixer tap, plumbing for washing machine, worktop surfaces, larder cupboard, radiator, karndean flooring and double glazed composite door to the side.

First Floor Landing

With loft access hatch, built in storage cupboard housing the hot water tank and radiator.

Bedroom 1

16'5" (to bay)x10'11" (5.02 (to bay)x3.34)

With high gloss fitted wardrobes, two radiators and double glazed bay window to the front. Door into the en suite

En Suite

6'1" x 6'4" (1.86 x 1.95)

Comprising of a low flush WC, pedestal wash hand basin, shower enclosure, tiled flooring, extractor fan, radiator, storage cupboard and double glazed window to the front.



Bedroom 2

13'8" x 8'6" (4.18 x 2.61)

With radiator, parquet effect vinyl flooring and double glazed window to the front.

Bedroom 3

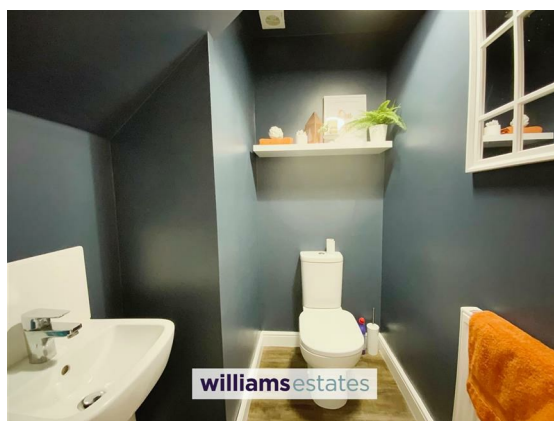
9'4" x 9'4" (2.86 x 2.86)

Having fitted wardrobes with sliding doors, radiator and double glazed window to the rear.

Bedroom 4

9'4" x 8'7" (2.87 x 2.62)

With radiator and double glazed window to the rear.



Bathroom

8'6" x 6'11" (2.61 x 2.11)

Comprising of a panelled bath, shower enclosure, pedestal wash hand basin, toilet, heated towel rail, shaver socket, extractor fan, tiled flooring and double glazed window to the rear.

Outside

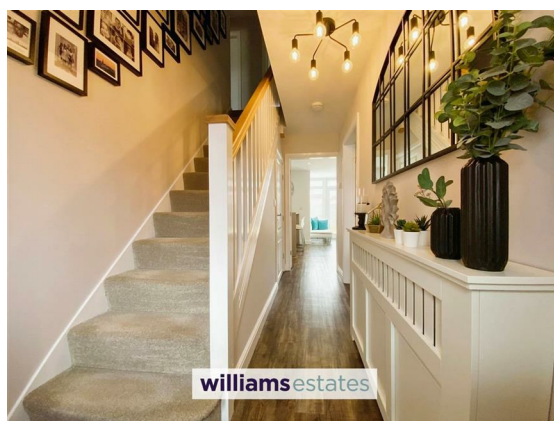
The front garden is laid to lawn with double driveway, which in turn leads to the garage. Side access gate to the rear garden.

The rear garden is enclosed and mainly laid to lawn with raised borders and decked patio areas.

Garage

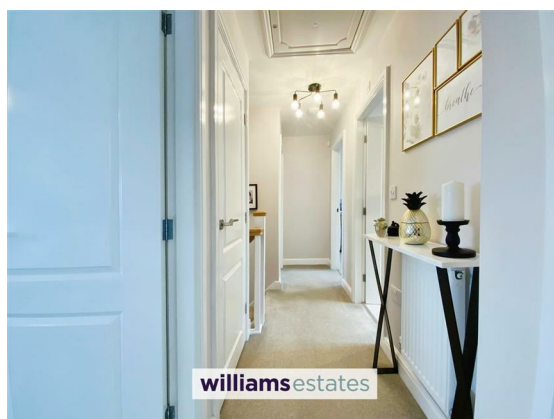
16'3" x 8'0" (4.97 x 2.44)

With up and over door, wall mounted central heating boiler, mains fuse box, power, lighting and a double glazed side access door.



Directions

From the Rhyl Office proceed along Kinmel Street bearing right onto Elwy Street and right at the lights onto Wellington Road, bear right onto Bath Street and left onto Grange Road, follow the road around over the railway bridge and along onto Dyserth Road, Parc Aberkinsey can be found just before the Dyserth Bends and Clos Bodrhyddan is the second turning on the right





Ground Floor
Floor area 66.0 sq.m. (711 sq.ft.)



First Floor
Floor area 52.4 sq.m. (564 sq.ft.)

TOTAL: 118.4 sq.m. (1,274 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			92
(81-91) B	83		
(69-80) C			
(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.