

5 Clos Bodrhyddan, Rhyl, LL18 4FG

£305,000

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EPC - B84 Council Tax Band - E Tenure - Leasehold

Clos Bodrhyddan, Rhyl

4 Bedrooms - House

This Anwyl built detached house briefly affords the entrance hallway, ground floor toilet, spacious family lounge, open plan modern kitchen diner with French doors to the rear garden and utility room. The first floor offers landing, family bathroom, four bedrooms plus en-suite shower room off the master bedroom. Having double glazing, gas central heating, solar panels which just need registering, driveway parking, integral garage and landscaped rear garden with timber garden room & storage. EPC is B84. Leasehold. Council tax band E.



Accommodation

Composite front door giving access into the hallway

Entrance Hallway

With double glazed front window, staircase to the upper floor, radiator and doors off:

Ground Floor Toilet

Comprising of a pedestal wash hand basin, toilet, radiator and extractor fan.

Lounge

16'9" x 10'7" (5.13 x 3.24)

Having radiators, T.v connection and double glazed box bay window to the front.

Open Plan Kitchen Diner

20'4" x 10'7" (6.20 x 3.23)

Fitted with two tone wall, base and drawer units, worktop surfaces with matching up-stands, tiled splash-backs, eye level built in double oven, five ring gas hob with extractor fan over, void for American style fridge freezer, integral dishwasher, tiled flooring, inset spot lighting, double glazed rear window. To the dining area there is tiled flooring, radiator, double glazed French doors that provide access to the rear garden & gazebo. Door to the utility room:

Utility Room

8'3" x 5'5" (2.53 x 1.67)

Fitted with base units worktop surface, single drainer sink, plumbing for a washing machine, tiled flooring, radiator and double glazed side door.

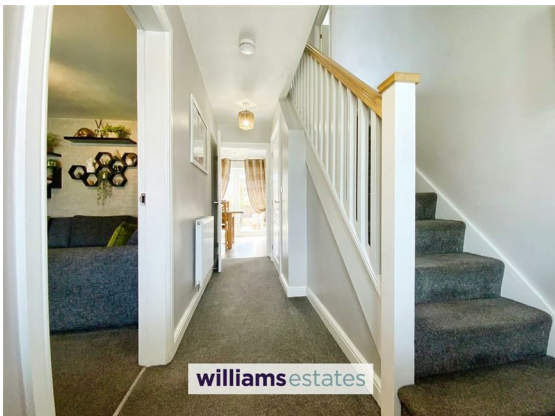
First Floor Landing

With radiator, loft hatch and doors off:

Bedroom 1

13'6" x 10'5" (4.14 x 3.20)

Having built in mirrored wardrobes, radiator, double glazed rear window and door to the master en-suite:



En-Suite Shower Room

8'6" x 4'9" (2.60 x 1.47)

Comprising of a pedestal wash hand basin, toilet and shower enclosure, wall tiles, shaver socket, extractor fan, tiled floor, spot lighting, radiator and double glazed front window.



Bedroom 2

12'5" x 9'1" (3.79 x 2.79)

With radiator, built in wardrobes and double glazed front window.

Bedroom 3

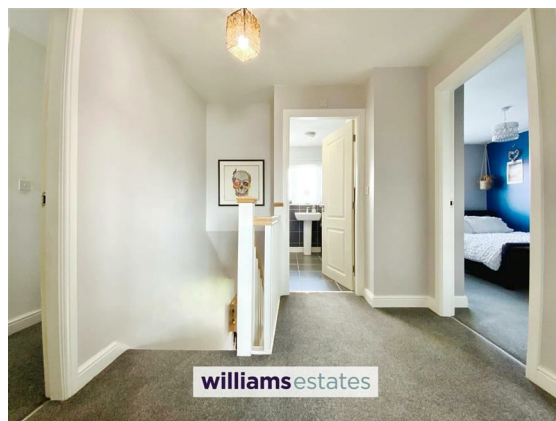
9'11" x 7'8" (3.03 x 2.35)

With radiator and double glazed rear window.

Bedroom 4

7'4" x 6'9" (2.24 x 2.07)

With radiator and double glazed rear window.



Family Bathroom

8'8" x 7'8" (2.65 x 2.35)

Comprising of a pedestal wash hand basin, toilet, bath with shower over and glass shower screen, wall tiles, built in airing cupboard, spot lighting, extractor fan, tiled flooring, shaver socket and double glazed front window.

Outside

The front garden is laid to lawn with a driveway for up to three vehicles, while a timber gate provides side access to the rear.

The rear garden is South facing and enjoys a private aspect, is enclosed with timber fencing and offers a covered decked area. With paved patio, raised enclosed lawn area, external lighting, power & outside tap.

Garden Room

Fully insulated and built of timber construction. Accessed via double doors, with windows to the front, power and lighting.



Garage

With up and over door, window to the side, power and lighting.

Directions

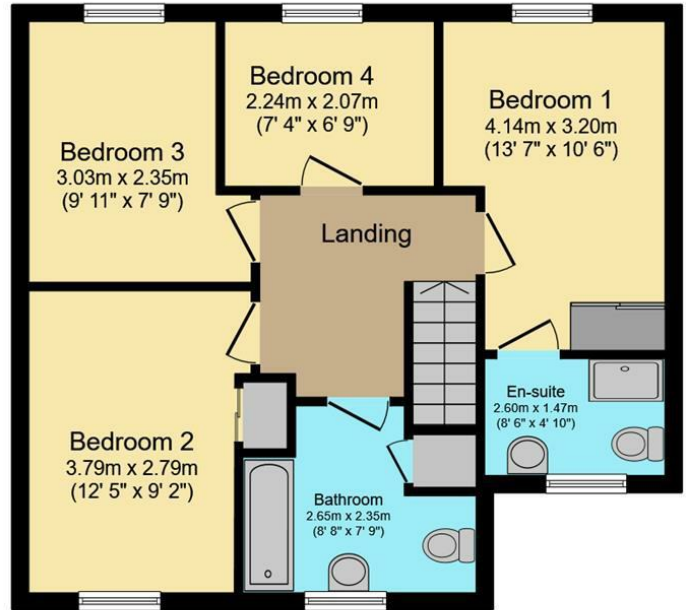
From the Rhyl Office proceed along Kinmel Street bearing right onto Elwy Street and right at the lights onto Wellington Road, bear right onto Bath Street and left onto Grange Road, follow the road around over the railway bridge and along onto Dyserth Road, Parc Aberkinsey can be found just before the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





Ground Floor

Floor area 60.3 sq.m. (649 sq.ft.)



First Floor

Floor area 53.6 sq.m. (577 sq.ft.)

TOTAL: 113.9 sq.m. (1,226 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.