



**10 Brynhedydd Bay, Rhyl, Denbighshire,  
LL18 3TP**

**£499,000**

 4  3  4  B

**EPC - B81**

**Council Tax Band - F**

**Tenure - Freehold**

# Brynhedydd Bay, Rhyl

## 4 Bedrooms - Bungalow

Set in large grounds, along a private lane and just a stones throw from the beach, is this stunning family home. Internally the accommodation comprises, lounge, study, large fitted kitchen with utility, sun lounge & dining area, four bedrooms, three having en-suite facilities, additional room and separate WC. This house is the ideal space for entertaining with large open plan rooms, not to mention the large decked area with bbq area and hot tub plus a garden room. The property also benefits double glazing and gas central heating, as well as ample parking space and double garage. Council Tax Band F Freehold. EPC rating 81B.



### Accommodation

Via a composite front door with fixed glass panels adjacent opens into the entrance hallway.

### Entrance Hallway

10'9" x 7'8" (3.28 x 2.36)

With stone flooring and radiator.

### Lounge

20'10" x 11'11" (6.36 x 3.65)

Having a fitted log burner with timber mantle and slate hearth, wall lights, TV connection, double glazed window to the side and double glazed french doors opening into the study. Staircase off to first floor gallery landing.

### Study

12'5" x 6'8" (3.80 x 2.05)

With radiator and double glazed windows to the front and side.

### Inner Hallway

With laminate flooring and wall lights.

### Kitchen

29'9" x 10'5" max (9.07 x 3.18 max)

Fitted with a range of wall drawer and base units, complementary worktop surfaces, tiled splash backs, void for a range style cooker with extractor hood over, bowl and a half single drainer sink with mixer tap, integrated dishwasher, tiled flooring, radiator, space for American style fridge freezer, concealed central heating boiler, double glazed windows and composite door to the rear and further composite door and double glazed window to the front. Door to the ground floor WC

### Ground Floor WC

Comprising of a vanity wash hand basin, push button toilet, radiator, tiled flooring and double glazed window to the side.

### Sun Lounge

27'0" x 13'7" (8.23 x 4.16)

Open access through from the kitchen onto the dining area level with radiator, double glazed window and double glazed patio doors opening out to the decked patio. On the lower level are two radiators and double glazed windows to the side and rear.

### Inner Hallway off Kitchen

With access into the garage and additional room.

### Additional Room

26'7" x 18'11" (8.12 x 5.79)

A spacious room with radiators, wall lights, loft access hatch, Tv connection, double glazed window to the rear and double glazed french doors onto the patio.

### Bedroom 1

15'1" x 10'5" (4.60 x 3.20)

With built in wardrobes, laminate flooring, double glazed window to the side and open access to the dressing room.

### Dressing Room

6'9" x 12'5" (2.06 x 3.79)

With radiator and double glazed windows to the front and side.



### Luxury En Suite

11'8" x 5'6" (3.58 x 1.70)

Comprising of a vanity wash hand basin, triple shower enclosure with sliding glass door, panelled bath with mixer shower attachment, tiled walls, LED mirror, toilet, tiled flooring, spotlights and double glazed window to the side.

### Bedroom 2

10'11" x 10'10" (3.33 x 3.32)

With built in bedroom furniture, radiator, double glazed window to the side and sliding door into the en-suite.

### En Suite

10'9" x 2'11" (3.30 x 0.89)

Comprising of a vanity wash hand basin, toilet, shower enclosure, fully tiled walls, extractor fan, LED mirror and vinyl flooring.

### Bedroom 3

11'0" x 11'2" (3.37 x 3.42)

With built in wardrobes, parquet flooring, radiator, wall lights, and double glazed window to the rear.

### Stairs from Lounge to First Floor

### Gallery Landing

17'10" x 12'8" (5.46 x 3.88)

With eaves storage, radiator and two Velux windows.

### Shower Room

6'3" x 12'6" (1.91 x 3.83)

Comprising of a vanity wash hand basin, toilet, shaver socket, radiator, shower enclosure, extractor fan, vinyl flooring and Velux window

### Bedroom 4

With built in furniture, radiator, eaves storage, laminate flooring and Velux window.

### Outside

The property is approached via a private lane while double gates provide access onto a block paved driveway providing parking for a number of vehicles, which in turn leads to the double garage. A side gate opens onto additional parking suitable for a motor home or boat. The main garden is landscaped with mature trees and lawned areas.

The rear garden offers a spacious resin patio, perfect for al fresco dining with decorative built barbecue. Spacious decked terrace with inset self cleaning fish pond. The main garden is laid to lawn with landscaped side garden offering decorative pebbles, circular seating area and a decorative timber bridge leads to the garden room.

For your added benefit, there is a raised decked terrace with hot tub and spacious patio area adjacent.

### Garden Room

With mains power, lighting and full length windows.

### Garage

20'0" x 23'3" (6.12 x 7.09)

With up and over door.

### Directions

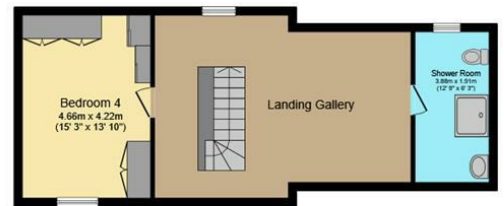
Proceed onto Wellington Road and head towards Prestatyn. Continue over the Tynwydd crossroads and turn left onto the private road known as Brynheddydd Bay. This stunning bungalow can be located on the left hand side.





### Ground Floor

Floor area 266.0 m<sup>2</sup> (2,863 sq.ft.)



### First Floor

Floor area 52.3 m<sup>2</sup> (563 sq.ft.)

TOTAL: 318.3 m<sup>2</sup> (3,426 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) <b>A</b>		
(81-91) <b>B</b>	81	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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