



**81 Ffordd Parc Castell, Bodelwyddan,
Rhyl, LL18 5WD**

£310,000

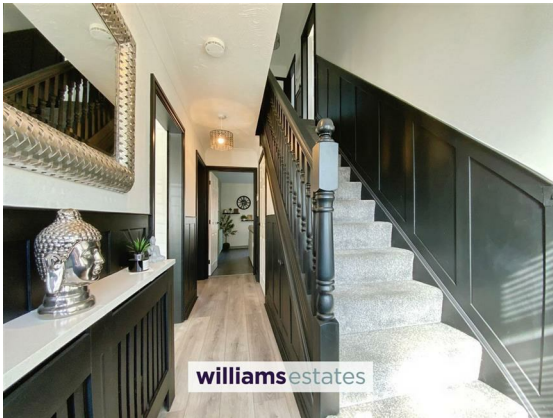
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EPC - C75 Council Tax Band - E Tenure - Freehold

Ffordd Parc Castell, Rhyl

4 Bedrooms - House

This Anwyl built detached house is well presented and decorated to a high standard. The accommodation affords the entrance hallway, ground floor toilet, home office, front dining room, rear family lounge with bespoke media wall, kitchen & open access to a utility room. On the upper floor there is the landing, family bathroom, four bedrooms plus master en-suite shower room. Having double glazing, gas central heating, driveway parking for a number of vehicles, store room plus a landscaped rear enclosed garden. EPC rating 75 C. Freehold. Council tax E.



Accommodation

Double glazed front door gives access into the entrance hallway

Entrance Hallway

With double glazed front window, radiator, laminate flooring, modern wall panelling painted in black with matching ballustrades & stairs to the upper floor.

Under Stairs Toilet

Comprising of a modern vanity wash hand basin with mixer tap, toilet, black painted wall panelling, radiator, extractor fan and laminate flooring.

Dining Room

11'4" x 8'8" (3.46 x 2.65)

Having laminate flooring, radiator and double glazed bay window to the front.



Rear Lounge

15'3" x 12'8" (4.65 x 3.87)

This wow factor living room has a bespoke media wall with floating lower shelving, oak acoustic slatted wall panelling, modern lighting, inset electric fire, T.v connection for a wall hung television, radiator, laminate flooring and double glazed french doors that provide access to the landscaped rear enclosed garden.

Kitchen

16'5" x 8'7" (5.01 x 2.63)

Fitted with wall, base and drawer units, glass display unit, worktop surfaces, tiled splash-backs, corner shelving, bowl and a half single drainer sink with mixer tap, built in double oven, gas hob with extractor fan over, void for fridge freezer, integral dishwasher, radiator, vinyl flooring space for a small table, double glazed rear window, built in storage cupboard and open archway to the utility room.



Utility Room

5'5" x 5'0" (1.66 x 1.54)

With larder unit, base unit, worktop surface, single drainer sink, plumbing for a washing machine, radiator, extractor fan and double glazed side door.

First Floor Landing

Having a loft hatch, built in airing cupboard, black painted wall panelling and doors off.

Bedroom 1

13'0" x 12'11" (3.97 x 3.95)

Having a radiator, built in wardrobes, double glazed front window and door to the en-suite.

En-Suite

6'4" x 3'2" (1.94 x 0.97)

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

Bedroom 2

11'3" x 8'5" (3.45 x 2.57)

Having a radiator and double glazed rear window.

Bedroom 3

12'11" x 8'11" (3.94 x 2.72)

Having a radiator, built in mirrored wardrobes and double glazed rear window.

Bedroom 4

10'1" x 8'11" (3.09 x 2.72)

This room has a built in storage cupboard, radiator and double glazed front window.

Bathroom

8'1" x 6'4" (2.48 x 1.95)

Comprising of a pedestal wash hand basin, toilet, bath with shower over, wall tiles, shaver socket, extractor fan, radiator, spot lights, vinyl flooring and double glazed rear window.

Home office

8'2" x 7'7" (2.49 x 2.32)

Having access via the side of the house, this additional room (formally the garage) has a double glazed front window, modern flooring and door to the internal store room.

Store Room

8'7" x 8'3" (2.62 x 2.54)

Wall mounted boiler & mains power.

Outside

The open plan front offers ample parking on the driveway, small lawn and timber side gate giving access to the back garden.

The rear garden has been landscaped for low maintenance and offers a good sized paved patio for Al-Fresco dining, artificial lawn and to the far corner there is a decked terrace to relax n the sun.

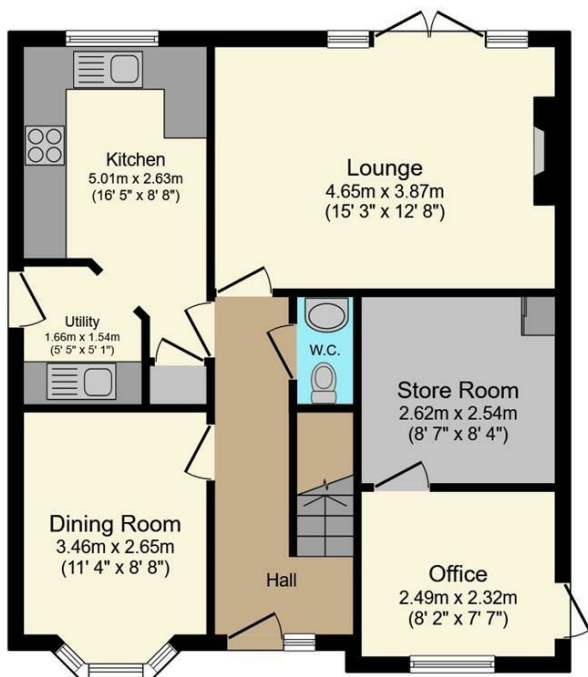
Fully enclosed by fencing.

Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Continue towards Bodelwyddan Glan Clwyd Hospital and at the main Bodelwyddan roundabout head towards the Parc Castell Estate.

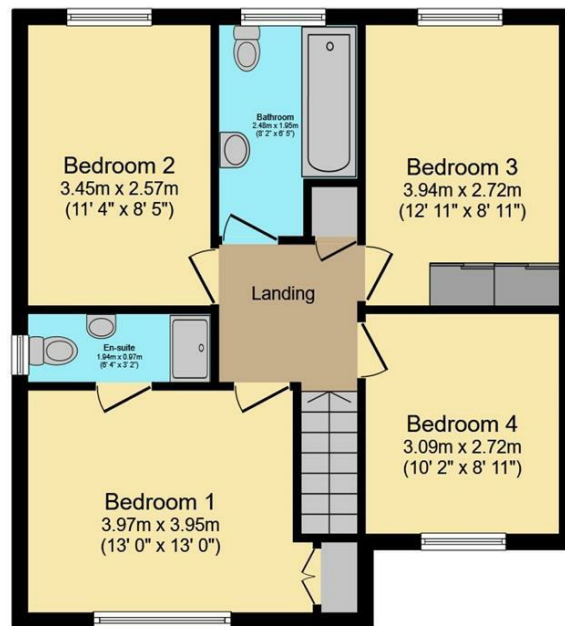
Follow this to the very end and number 81 can be located on your left hand side.





Ground Floor

Floor area 62.5 sq.m. (673 sq.ft.)



First Floor

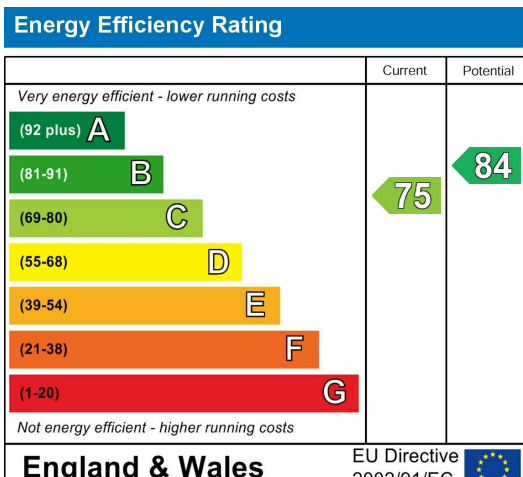
Floor area 58.1 sq.m. (625 sq.ft.)

Total floor area: 120.6 sq.m. (1,298 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

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