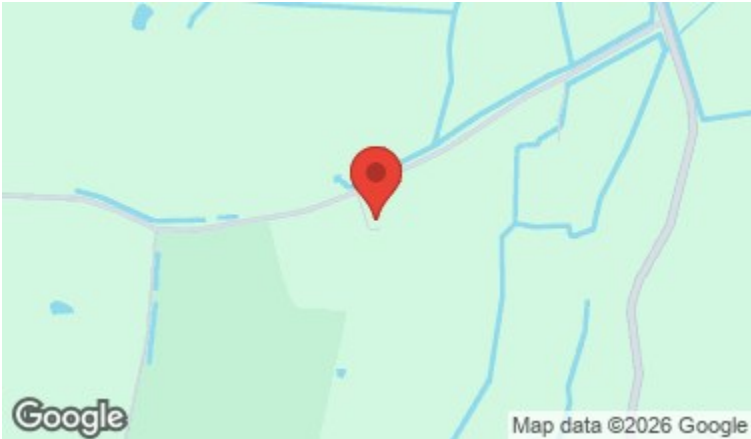
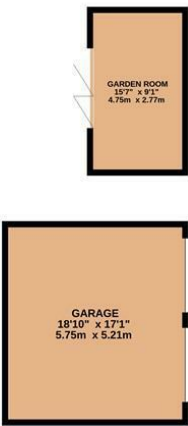




OUTBUILDINGS



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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7 Terfyn Court, Bodelwyddan, LL18 5SW  
£825,000

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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-10) G                                    |                         |           | (1-10) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



# 7 Terfyn Court, Bodelwyddan, LL18 5SW

## £825,000



**Tenure**  
Freehold

**Council Tax Band**  
Band - F - Average from 01-04-2026 £3,364.75 (Data from Denbighshire website 03-07-26)

**Property Description**  
Approached via a peaceful country lane, the development immediately conveys a sense of exclusivity. A block-paved courtyard provides visitor parking, whilst the property itself benefits from two private parking bays positioned alongside the house, a detached double garage with two additional parking spaces directly in front, providing excellent parking provision for residents and guests alike. The handsome façade showcases, elegant arched windows and an impressive entrance canopy, whilst manicured lawns and carefully considered landscaping create a striking first impression. Just beyond the driveway, a gated access leads directly into the rear gardens.

Stepping through the arched woodgrain-effect entrance door, the quality of craftsmanship is immediately apparent. An expansive reception hall welcomes you with exposed timber beams, solid oak flooring and beautiful oak panelled doors that continue throughout the home. The sense of space is complemented by a luxurious ground floor shower room, appointed with premium Valadares sanitaryware and finished in elegant travertine tiling. Cleverly designed with Jack and Jill access, it also serves the adjacent ground floor bedroom, providing excellent flexibility for guests, multi-generational living or those seeking single-level accommodation.

The lounge is both elegant and inviting, centred around a magnificent chimney breast incorporating a deep inset dual-fuel stove beneath a substantial oak mantel. Exposed oak beams, recessed lighting, tall skirting boards and the impressive arched window celebrate the building's character, whilst a bespoke media wall and discreet ceiling fan introduce contemporary comfort. Designed equally for quiet evenings or larger gatherings, the room comfortably accommodates a variety of furnishings, including a grand piano if desired. Tri-folding doors dissolve the boundary between inside and out, opening onto a sun-drenched terrace complete with a motorised retractable awning, creating an exceptional space for entertaining throughout the warmer months.

Without doubt, the heart of the home is the spectacular open-plan kitchen, dining and family room. Beautiful wood-effect porcelain flooring flows throughout this expansive living space, where contemporary styling meets exceptional practicality. A comprehensive range of matt-finished cabinetry is beautifully complemented by granite work surfaces extending to the upstands and window sills, whilst a substantial central island, finished with a striking quartz worktop, creates an impressive focal point.

Thoughtfully designed for those who enjoy both cooking and entertaining, the kitchen boasts an outstanding range of integrated appliances including twin induction hobs/extractors, one with a retractable extractor, a 70-litre Smeg multifunction oven, two Bosch multi-function ovens, Bosch integrated coffee machine, integrated dishwasher, integrated wine cooler, together with a Franke instant boiling water tap and space for an American-style refrigerator. Integrated ceiling speakers, brushed steel fittings and electric underfloor heating complete this exceptional space.

Beyond the kitchen, the impressive dining and family area has been thoughtfully designed to bring people together. Comfortably accommodating a large eight-seater dining table, it is equally suited to elegant dinner parties, lively family celebrations or evenings spent enjoying board games with friends. A seating area creates the perfect place to retire after dinner, allowing guests to relax whilst remaining connected to the heart of the home. The striking corner bi-folding doors are a true focal point, opening almost the entire corner of the room to the garden and creating a remarkable sense of space, natural light and seamless indoor-outdoor living throughout the warmer months.

Complementing the kitchen is a well-appointed utility room fitted with matching high-gloss cabinetry, granite worktops, a stainless-steel sink with pull-out hose tap and dedicated appliance space, ensuring the practical elements of family life remain discreetly separated from the principal living accommodation.

The versatile ground floor bedroom enjoys oak flooring, recessed lighting and an attractive arched window, offering generous proportions for a king-size bed alongside freestanding furniture. Whether utilised as guest accommodation, a home office or an additional reception room, its direct access to the Jack and Jill shower room makes it an incredibly adaptable space.

Ascending to the first floor, the spacious landing has been thoughtfully designed as more than simply a circulation area, offering sufficient space for a reading corner or home workspace. French doors, beautifully dressed with plantation shutters, open onto a magnificent, elevated terrace where uninterrupted views stretch across open countryside towards the Clwydian Range, a truly peaceful setting in which to enjoy a morning coffee or an evening glass of wine.

The primary bedroom suite is every bit as impressive as the views it commands. Generously proportioned, it offers space for a super king-size bed alongside a dedicated media area, whilst a ceiling fan enhances comfort throughout the seasons. A walk-through dressing area leads effortlessly into an exceptional walk-in wardrobe with bespoke hanging space and shelving. The luxurious en-suite has been designed to boutique hotel standards, complete with underfloor heating, a jacuzzi bath with integrated

television, walk-in rainfall shower, illuminated vanity unit, integrated ceiling speakers and contemporary tiling throughout.

A beautifully appointed family bathroom continues the home's high specification, featuring a bath, separate shower enclosure, vanity storage, heated towel rail and illuminated mirror.

The second first-floor bedroom is currently arranged as a sophisticated home office and additional sitting room, complete with bespoke oak desk, fitted storage and French doors opening directly onto the terrace. However, it readily converts back into an excellent king-size bedroom should additional sleeping accommodation be required. A further generously proportioned double bedroom on this floor comfortably accommodates the current king-size bed and benefits from fitted wardrobes, integrated storage and recessed lighting.

The second floor continues the impressive accommodation with two substantial double bedrooms, each easily capable of accommodating king or super king-size beds. Cleverly designed fitted wardrobes make excellent use of the eaves storage, whilst Velux windows with blackout blinds flood both rooms with natural light. One of the eaves cupboards discreetly houses the property's solar battery storage system, whilst a separate walk-in linen room accommodates the upgraded hot water cylinder, providing excellent household storage and ensuring an ample supply of hot water to comfortably meet the demands of a busy family home.

Outside, the gardens have been meticulously landscaped to create a series of inviting outdoor rooms, each designed to capture different aspects of the day. Manicured lawns are framed by raised porcelain-edged planting beds, mature borders and attractive brick and stone boundary walls that provide both privacy and character. A substantial composite deck extends from the garden room, accompanied by a striking solid granite water feature, whilst multiple seating terraces provide idyllic spaces for alfresco dining and entertaining beneath the south-easterly sun. A separate courtyard garden offers a more secluded retreat, complete with a Jacuzzi and additional seating area. Practical additions including a greenhouse and outdoor Wi-Fi, provided via an external router, further enhance this exceptional outdoor environment. Thoughtfully positioned garden lighting illuminates the outdoor spaces after dusk, creating a wonderful atmosphere for alfresco dining and evening entertaining.

The detached garden room provides yet another exceptional lifestyle feature. Fully insulated, plastered and connected to power, with electric underfloor heating, recessed lighting and integrated ceiling speakers, it offers remarkable versatility. Whether enjoyed as a luxurious entertaining space, home office, gymnasium, creative studio or even guest accommodation, it represents an outstanding extension of the home.

The property also embraces sustainable living, benefitting from an owned 4kW solar panel system with battery storage and a favourable feed-in tariff, helping to enhance energy efficiency while reducing running costs.

The lifestyle offered here extends well beyond the boundaries of the property itself. Residents enjoy ownership of the communal grounds through a share of the freehold, with the beautifully maintained courtyard managed via a residents' sinking fund. Beyond the development, peaceful country walks begin almost from the doorstep, whilst a neighbouring farm offers fresh seasonal produce and eggs from its honesty box. Resident pheasants and an abundance of local wildlife only enhance the idyllic semi-rural setting.

Despite its wonderfully peaceful surroundings, the property enjoys exceptional connectivity. The nearby A55 Expressway places the historic city of Chester within comfortable commuting distance, whilst the thriving towns of Abergele and Prestatyn are both easily reached. Abergele offers an excellent selection of independent shops, cafés, restaurants, supermarkets and everyday amenities, together with leisure facilities and easy access to the North Wales coastline. Prestatyn complements this with its wider retail offering, popular shopping park, award-winning sandy beaches and direct access to the North Wales Coastal Path. Glan Clwyd Hospital lies just a short drive away, making the property particularly appealing to consultants and healthcare professionals. Families are equally well served by an excellent choice of highly regarded independent schools, including Rydal Penrhos in Colwyn Bay together with The King's School and The Queen's School in Chester. Nearby Bodelwyddan Castle provides a wonderful destination for dining, seasonal events and leisurely walks through its historic parkland, further enhancing the enviable lifestyle this exceptional home affords.

Offered with the option of purchasing the property fully furnished by separate negotiation, this is an outstanding home where timeless character, exceptional craftsmanship and contemporary luxury combine to create an enviable lifestyle in one of North Wales' most desirable semi-rural settings.

**Services**  
It is believed the property is connected to mains electric and water. Sewage and gas services are operated via a shared system with the rest of the development. We recommend you confirm this information with your solicitor.

Full fibre broadband is available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 3-7-26

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

**Lounge**  
26'2" x 14'6" (8.00 x 4.44)

**Living/Dining Room**  
16'11" x 12'7" (5.17 x 3.86)

**Kitchen**  
16'3" x 10'5" (4.97 x 3.18)

**Bedroom 3/Family Room**  
12'0" x 10'11" (3.68 x 3.34)

**Garden Room**  
15'7" x 9'1" (4.75 x 2.77)

**Double Garage**  
18'10" x 17'1" (5.75 x 5.21)

**Sitting Area**  
22'2" x 11'5" (6.77 x 3.50)

**Primary Bedroom**  
15'11" x 14'7" (4.86 x 4.45)

**Bedroom 2/Study**  
13'3" x 10'10" (4.05 x 3.32)

**Bedroom 4**  
10'4" x 9'2" (3.17 x 2.81)

**Balcony**  
10'10" x 25'4" (3.32 x 7.73)

**Bedroom 5**  
14'8" x 13'11" (4.49 x 4.25)

**Bedroom 6**  
14'2" x 13'10" (4.33 x 4.24)

**Important Notice**  
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Measurements, floor plans and site plans are provided for guidance purposes only and should not be relied upon for the purchase of carpets, furnishings or other items. All dimensions, areas and distances quoted are approximate.

Any reference to appliances, services, systems, heating installations, drainage, broadband, mobile coverage or electrical equipment is provided solely as a guide. No warranty or guarantee is given regarding their condition, suitability, operation or compliance, and they have not been tested by the selling agent unless expressly stated.

Information relating to planning permissions, building regulations, rights of way, easements, covenants, public footpaths, access arrangements, boundaries, tenure, service charges, ground rent and other legal matters has been provided by the seller and/or obtained from third-party sources. Buyers must verify all such matters through their solicitor and independent investigations.

Prospective purchasers should be aware that public footpaths, rights of way, easements and rights benefiting neighbouring land may exist whether or not shown within these particulars. Interested parties are advised to make their own enquiries before proceeding.

Any photographs, virtual tours, drone imagery and marketing material may have been taken at an earlier date and are intended to provide a general indication of the property. Features, fixtures, fittings and landscaping may have changed since the images were captured.

In accordance with National Trading Standards guidance, material information known to the agent at the time of publication has been included within these particulars. However, purchasers should rely on their own inspections and professional advice prior to exchange of contracts.

