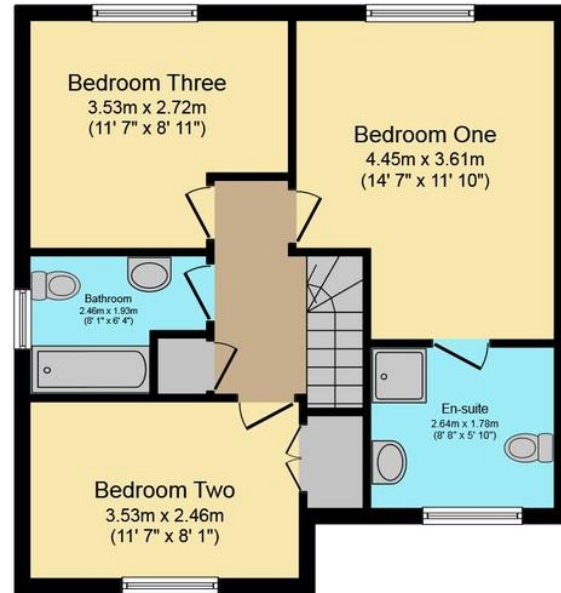


**Ground Floor**

Floor area 61.6 sq. m. (663 sq. ft.) approx



**First Floor**

Floor area 53.3 sq. m. (574 sq. ft.) approx

Total floor area 114.9 sq. m. (1,237 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	<b>88</b>
(81-91) <b>B</b>	
(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>78</b>	
England & Wales	EU Directive 2002/91/EC

**COUNCIL TAX BAND**

Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

Conwy County Borough Council

**DATE:**

24th July 2021



**OFFICE**  
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Conwy  
LL22 7AF

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**W:** www.peterlarge.com

66 Ffordd Parc Castell, Bodelwyddan, Rhyl,  
Denbighshire, LL18 5WD

Offers over £250,000

- Close To Hospital
- A55 Nearby
- Detached Family Home
- Garage Facility

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008  
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



The property has a contemporary interior and is very well presented with both neutral and modern décor. Benefitting from two reception rooms, kitchen plus utility, downstairs cloakroom and three bedrooms, the master having an en-suite. The rear garden is particularly attractive being a real 'suntrap' with a raised decked area, perfect for enjoying those summer days/nights. Also benefitting by means of gas central heating, recently upgraded uPVC double glazing, well established front and rear gardens with a decked seating area, driveway providing off road parking for two vehicles and an attached garage. This modern detached family home is situated on the desirable Parc Castell development in Bodelwyddan close to Glan Clwyd Hospital and within close proximity of the A55 providing links to Chester, Liverpool and Llandudno.

opening onto the decking and out to the rear garden, oak flooring, coving to ceiling and panelled radiator.

#### KITCHEN

10' 5" x 7' 10" (3.18m x 2.39m) A range of modern wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink, Double electric oven, Induction hob with stainless steel canopy extractor over, modern, partly tiled walls, tiled flooring and a panelled radiator, space for fridge freezer. Double glazed uPVC window to rear elevation overlooking the garden.

#### UTILITY ROOM

6' 7" x 5' 6" (2.03m x 1.68m) Door with double glazed panels to side aspect, work tops with fitted wall units and a floor to ceiling cupboard, space for washing machine and dishwasher, partly tiled walls, tiled flooring continued through from the kitchen, double radiator.

#### CLOAKROOM

6' 7" x 4' 7" (2.03m x 1.4m) Obscured double glazed uPVC window to rear elevation, closed cubicle WC, pedestal hand wash basin with splash-backs, tiled flooring continued through from the utility room, radiator.

#### LANDING

Landing with airing cupboard, radiator and access to loft.

#### ENTRANCE HALL

Double glazed uPVC front door with inset double glazed glass panels to front elevation, Oak flooring, stairs leading to first floor, panelled radiator and coving to ceiling.

#### LOUNGE

16' 4" x 11' 5" (4.98m x 3.5m) Double glazed uPVC bay window to front elevation, oak flooring, coving to ceiling, panelled radiator and under stair storage cupboard with light and shelving. Feature 'Gazco' living flame fire with slate back and hearth. Opening through to;

#### DINING ROOM

10' 5" x 8' 9" (3.18m x 2.69m) Dining area with double glazed uPVC French patio doors to rear elevation

#### MASTER BEDROOM

14' 7" x 11' 10" (4.45m x 3.61m) Well presented double bedroom with a double glazed uPVC window to rear elevation and overlooking the garden, panelled radiator.

#### ENSUITE

8' 7" x 5' 10" (2.64m x 1.78m) Modern fitted shower en suite comprising; Shower with tiled walls and decorative enclosure, hand wash basin with tiled splash-backs, closed cubicle WC, wall mounted heated towel rail, extractor and down lights to ceiling. Obscured double glazed uPVC window to front elevation.

#### BEDROOM 2

11' 6" x 8' 0" (3.53m x 2.46m) Well presented double bedroom with a double glazed uPVC window to front elevation, double built-in wardrobe with hanging rails and shelving, panelled radiator.

#### BEDROOM 3

11' 6" x 8' 11" (3.53m x 2.72m) A well presented and laid out bedroom with a double glazed uPVC window to rear elevation overlooking the garden, panelled radiator.

#### BATHROOM

8' 0" x 6' 3" (2.46m x 1.93m) Modern fitted bathroom comprising; Closed cubicle WC, pedestal hand wash basin, tiled to dado rail with decorative border, extractor, down lights and a wall mounted heated towel rail. Obscure double

glazed uPVC window to the side aspect.

#### GARAGE

16' 11" x 8' 5" (5.18m x 2.57m) Single attached garage with up and over door, door to side elevation, power and light.

#### OUTSIDE

Driveway to the front of the property providing off road parking for two vehicles and leads up to the garage. Lawned area with planted borders, gate to side access providing security, paved pathway leading to rear garden. A generous sized rear garden which is mainly laid to lawn with planted shrub borders, a deck seating area, fenced boundaries, outside light and tap.

#### SERVICES

Mains gas, electric and water meter are believed available or connected to the property. Please note all services and appliances are not tested by the selling agent.

#### DIRECTIONS

From our Abergele office turn right onto Market Street, straight ahead at the first set of traffic lights, turn left at the next set of lights onto Water Street. Continue along this road to the roundabout, take the second exit onto the coast road. Follow this road along and the property can be found on the right hand side.

