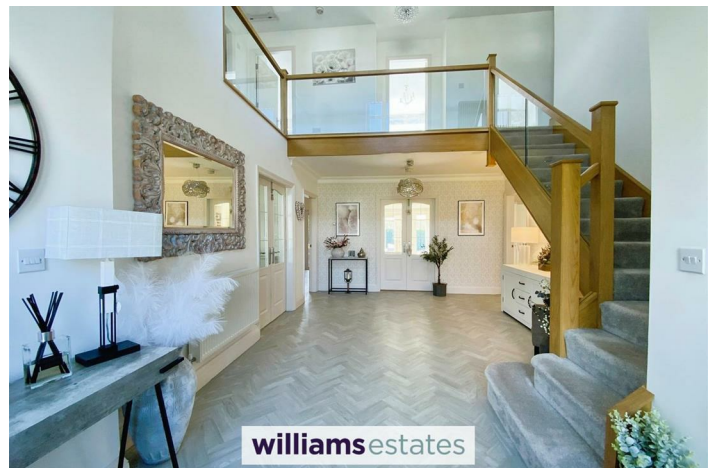




williams estates



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**31 Castlefields, Rhuddlan, Denbighshire,  
LL18 5RJ**

**£630,000**

 5  3  3  B

**EPC - B81**

**Council Tax Band - G**

**Tenure - Freehold**



# Castlefields, Rhuddlan

## 5 Bedrooms - House - Detached

This well presented and spacious detached house affords the impressive entrance hallway with feature gallery landing having glass balustrade, ground floor toilet, lounge, dining room, family sitting room with open plan access to a stunning fitted kitchen with central island breakfast bar and utility room. On the upper floor there is the landing, family bathroom, five double bedrooms, master having a walk in wardrobe, balcony with far reaching views towards Twt hill & Rhuddlan Castle plus a modern en-suite, there is also, another en-suite off bedroom four. Having double glazing, gas central heating, ample parking on the driveway, enclosed South facing rear garden with patio and covered areas suitable for Alfresco dining and power for a hot tub. Viewing is essential to appreciate this Wow factor property located within a quiet cul-de-sac on the outskirts of the historic Rhuddlan Village. EPC is TBC. Freehold. Council tax band G.



### Accommodation

Composite front door with adjacent fixed side panels giving entrance into the impressive hallway.

### Entrance Hallway

20'10" x 12'7" (6.36 x 3.85)

Having karndean flooring, radiator, double doors to the lounge, additional double doors to the rear family lounge, access to the kitchen & dining room, feature turned staircase to the upper gallery landing with clear glass balustrade panels. Door to the ground floor toilet.

### Ground Floor Toilet

7'8" x 3'1" (2.35 x 0.94)

Comprising of a pedestal wash hand basin, splash-back, toilet, radiator, extractor fan, wood flooring and double glazed front window.

### Lounge

18'3" x 11'8" (5.57 x 3.56)

Having radiators, two double glazed side windows, fire surround with electric fire, wall T.v connection and box bay with double glazed window.

### Dining Room

14'5" x 11'8" (4.41 x 3.56)

This room has feature decorative wall panel design, radiator, karndean flooring plus double glazed French doors with adjacent fixed panels that give access to the rear patio and private garden.

### Kitchen

15'11" x 16'7" max (4.86 x 5.08 max)

Fitted with a wide range of gloss fronted wall, base and drawer units, under unit lighting, integral double fridge freezer, integral dishwasher, Quooker hot & cold mixer tap, double sink, black granite worktop surfaces with matching up-stands, double glazed rear window, range gas cooker with extractor fan over, inset spotlighting, central Island, white Quartz worktop and bespoke solid wood corner breakfast bar, ample storage cupboards with under counter wine cooler. Wood flooring, radiator, door to the utility room, door giving access to the double garage and open plan access to the rear family sitting room.

### Utility Room

8'0" x 5'4" (2.45 x 1.63 )

Fitted with wall and base units, wine rack, single drainer sink with mixer tap, worktop surface, plumbing for the washing machine, radiator, wood flooring and double glazed side door.

### Rear Family Sitting Room

15'8" x 12'6" (4.79 x 3.82)

With the continuation of the wood flooring, radiators, inset spotlighting, decorative wall panelling to the feature main wall, T.v wall connection and double glazed French doors with adjacent fixed panels that again, lead out onto the rear patio and private lawned garden.

### Galleried Landing

Looking down to the grand entrance hallway, this upper floor landing has glass balustrades, double glazed front window, loft hatch, storage cupboard and radiator.



### Bedroom 1

12'11" x 13'0" (3.96 x 3.97)

Feature main wall with decorative wall panelling, radiator, T.v wall connection, walk in wardrobe with bespoke shelving, hanging rails and central lighting, double glazed French doors that open onto a balcony. The balcony offers a central fixed clear glass balustrade giving a clear view towards the far reaching countryside and distant hills. Also, having a perfect view of the Historic Rhuddlan castle. The master bedroom also has a door leading into the en-suite shower room:

### En-Suite Shower Room

6'3" x 4'0" (1.91 x 1.23 )

Comprising of a double shower, wall tiles, wall hung vanity wash hand basin with double drawers, toilet, shaver socket, extractor fan, inset spotlights, radiator, laminate flooring and double glazed rear window.

### Walk in Wardrobe

6'2" x 6'2" (1.89 x 1.88 )

As mentioned, there is bespoke fitted shelving, hanging rails and central lighting.

### Bedroom 2

12'0" x 11'6" (3.66 x 3.53 )

Having a radiator and double glazed front window.

### Bedroom 3

13'0" x 11'7" (3.98 x 3.55)

With radiator and double glazed rear window with distant views. This room is currently used as a study.

### Bedroom 4

11'6" x 9'1" (3.52 x 2.79 )

This bedroom has a built in storage cupboard, radiator, double glazed rear window with distant views and door giving access into the en-suite

### En-Suite

5'10" x 4'8" (1.78 x 1.43 )

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

### Bedroom 5

13'7" x 10'8" (4.15 x 3.27 )

This room has a feature angled ceiling, velux side window, radiator and double glazed triangular shaped front window.

### Family Bathroom

8'0" x 7'6" (2.46 x 2.29 )

Comprising of a double shower with glass doors, bath with mixer tap, modern wall tiles, built in toilet and vanity wash hand basin, worktop surface and storage units beneath, shaver socket, heated towel rail, kardean flooring, double glazed window and inset spot lighting,

### Outside

The front offers a good size lawn with mature tree and a block paved driveway provides ample parking for a number of vehicles. A timber gate to the side provides access to the rear garden.

The South facing rear garden is private with a good size lawn, paved patio with power supply suitable for a hot tub and provides over head cover. To the side, there is a timber gazebo with decked flooring, raised flower bed, electric heaters plus slatted feature wall with access to a bespoke side store which the current owners use as a bar. Inside the bar there is power & lighting, sink and access to a toilet facility - perfect for outdoor Alfresco dining or evening entertaining.

### Directions

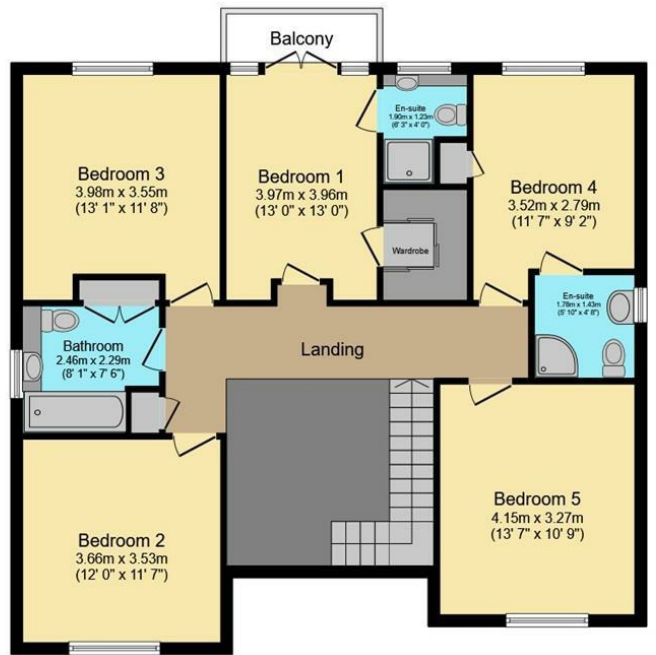
Proceed onto Vale Road which in turn leads onto Rhuddlan Road. Continue over the next few roundabouts heading towards Dyserth. Turn right onto Dyserth Road then left onto Abbey Road then second right onto Mae Y Castell ( known as Castlefields), turn left into the cul-de-sac and this executive house can be located on your right.





### Ground Floor

Floor area 137.2 m<sup>2</sup> (1,477 sq.ft.)



### First Floor

Floor area 107.8 m<sup>2</sup> (1,160 sq.ft.)

TOTAL: 245.0 m<sup>2</sup> (2,637 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	86
(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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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.