












7 Terfyn Court  
Terfyn, Bodelwyddan

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

# A simply stunning 5/6 bedroom property seamlessly blending period features with modern amenities and design

A highly appealing five/six bedroom modern conversion of a former carriage house for the Kinmel Estate, located in an exclusive development on the fringes of a popular small Welsh town. The property benefits from quality fixtures and fittings and a wealth of oak wood flooring throughout, the whole combining to create an elegant and cohesive living and entertaining environment.

 <b>2/4 RECEPTION ROOMS</b>	 <b>5/6 BEDROOMS</b>	 <b>4 BATHROOMS</b>
 <b>GARAGE AND ALLOCATED PARKING</b>	 <b>LANDSCAPED GARDEN</b>	 <b>FREEHOLD</b>
 <b>RURAL/ VILLAGE</b>	 <b>2,631 SQ FT</b>	 <b>GUIDE PRICE £900,000</b>



## The property

Forming part of a terrace of just four properties in an upscale development and converted from a former carriage house, 7 Terfyn Court offers impeccably designed, modernised accommodation arranged over three floors, with period features including original front aspect arched glazing with plantation shutters.

Configured to provide stunning family and entertaining space, the accommodation begins from a welcoming reception hall off which all downstairs rooms can be accessed including the dual-aspect sitting room with a feature oak surround fireplace with woodburner, integrated television and bi-fold doors to the rear terrace.

The kitchen/dining room offers a range of contemporary wall and base units, including a large central island topped with white quartz and modern integrated appliances, including a wine chiller, three ovens (one double width), two hobs, two extractors, a Bosch coffee machine and a boiling water tap, while the dining area has an inter-connecting fitted utility

room and bi-fold doors to the terrace on two aspects. The ground floor accommodation is completed by a front aspect bedroom with Jack and Jill access to an en suite shower room tiled in travertine marble, also accessible from the reception hall.

On the first floor a generous landing with French doors out to a rear aspect balcony overlooking the garden and countryside beyond gives access to a principal bedroom with fitted dressing room and en suite bathroom with TV & jacuzzi bathtub, separate rainfall walk-in shower, integrated speakers and underfloor heating. There are two additional bedrooms on this floor, one with built-in wardrobes, and the other with French doors to the balcony (currently utilised as a home office with built in storage), and a contemporary family bathroom with bath and separate rainfall shower.

The property's two remaining bedrooms, both with fitted eaves cabinetry topped by solid oak finials, can be found on the vaulted second floor, together with a family shower room.



## Outside

Set behind an area of level lawn, the property is located at the end of a quiet development and is approached over a block-paved driveway providing private parking and giving access to a detached garage block with dedicated double garage. The walled wraparound garden is laid mainly to areas of level lawn bordered by raised mature planting with porcelain tiling and a greenhouse, and further features a block-paved side courtyard garden with raised hot tub, a timber-clad summer house with bi-fold doors to a decked terrace, and a further paved terrace with electric awning off the sitting room and dining area, the whole ideal for entertaining.

The development also benefits from shared visitor bays, located in the central courtyard which also benefits from communal lighting.

## Location

The property sits on the fringes of the small town of Bodelwyddan which offers local shopping, a pub, community centre, driving range, two takeaways, cafés, Glan Clywd hospital and a primary school. More extensive amenities are available in nearby Abergele, Rhyl, Colwyn Bay on Wales' north coast and in the market town Denbigh and, slightly further afield, in Chester, Llangollen and Wrexham.

The surrounding area is ideal for the outdoor enthusiast, with walking in the Clwydian Range & Dee Valley National Park, golf courses and beaches at Rhyl and other coastal centres. Communications links are excellent: Bodelwyddan is located near to the A55 North Wales Expressway, linking to the M53 and giving access to major regional centres in both Wales and England, and Abergele & Pensarn (3.9 miles) and Rhyl (4.5 miles) stations offer regular services to Crewe, Chester and central London.



## Distances

- A55 North Wales Expressway (Jct. 24A) 0.9 mile
- Bodelwyddan 1.2 miles
- Colwyn Bay 9.9 miles
- Denbigh 10.2 miles
- Chester 32.1 miles
- Liverpool John Lennon Airport 52.8 miles
- Manchester Airport 60.9 miles

## Nearby Stations

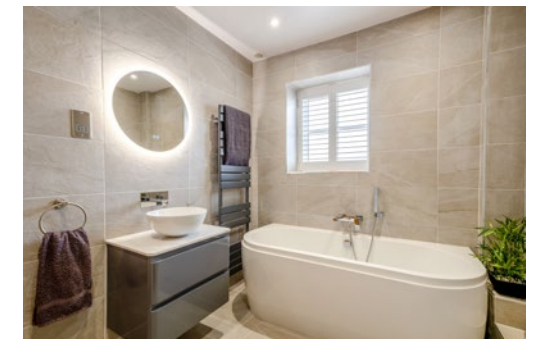
- Abergele & Pensarn (Chester 41 minutes, Crewe 1 hour 8 minutes, London Euston 2 hours 58 minutes)
- Rhyl (Crewe 25 minutes, Chester 35 minutes, London Euston 2 hours 36 minutes)
- Prestatyn (Bangor 48 minutes, Crewe 55 minutes, Chester 32 minutes, London Euston 2 hours 39 minutes)

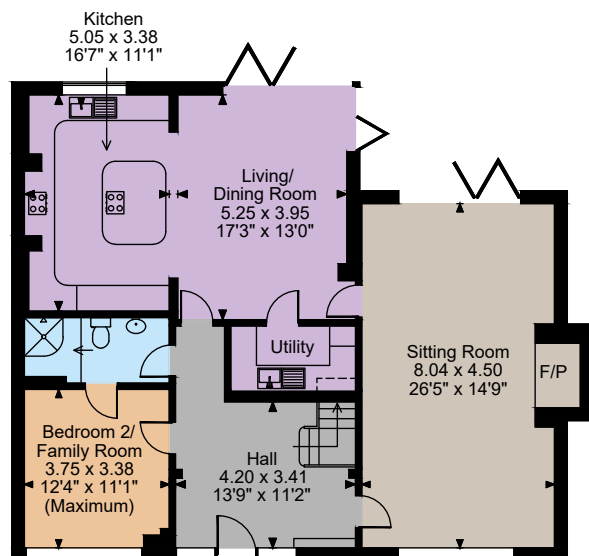
## Key Locations

- Bodelwyddan Castle
- Clwydian Range & Dee Valley National Park
- Kinmel Park Golf Driving Range and Golf Course
- Rhyl Miniature Railway
- Manorafon Farm Park
- Castell Ruddlan
- Ruddlan Nature Reserve
- St. Asaph Cathedral
- Bodrhyddan Castle
- Denbigh Castle

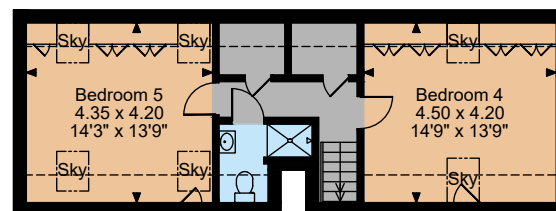
## Nearby Schools

- St Brigid's School
- Ysgol Y Creuddyn
- Ysgol Uwchradd Glan Clwyd
- Ysgol Bryn Elian
- Eirias High School
- Rydal Penrhos
- Fairholme Preparatory School

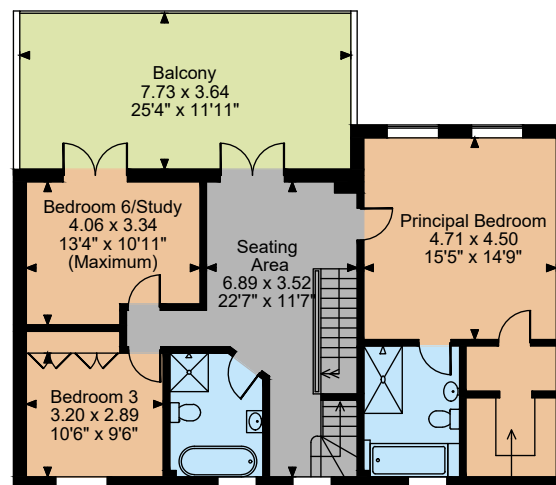




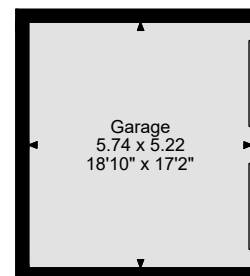
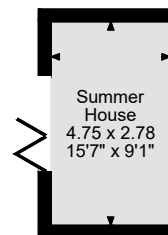
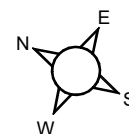
Ground Floor



Second Floor



First Floor



## Floorplans

Main House internal area 2,631 sq ft (244 sq m)  
Garage internal area 323 sq ft (30 sq m)  
Outbuilding internal area 142 sq ft (13 sq m)  
Balcony external area 82 sq ft (8 sq m)  
Total internal area 3,096 sq ft (288 sq m)  
For identification purposes only.

## Directions

LL18 5SW

///what3words: trace.reveal.incorrect - brings you to the development

## General

**Local Authority:** Denbighshire County Council

**Services:** Mains electricity and water, LPG gas (courtyard tank), shared private drainage that we understand to be compliant with the relevant regulations, solar panels, CCTV system installed.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** D

**Fixtures and Fittings:** All fixtures and fittings are excluded from the sale, but may be available by separate negotiation.

**Wayleaves, easements and covenants:** the property is sold subject to any wayleaves, easements or covenants, whether mentioned in these particulars or not.

**Service Charge:** Currently £175 per quarter, includes shared drainage, communal maintenance and communal lighting.

The position & size of doors, windows, appliances and other features are approximate only.

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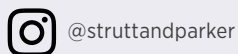
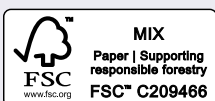
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