

Bodfari, Denbighshire, LL16 4DD

Offers In Region Of £460,000

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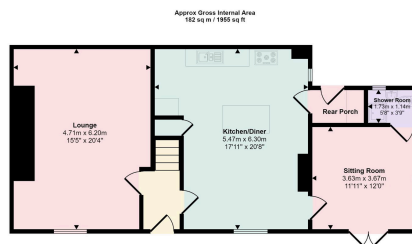


This country residence offers a wealth of charm and character with a good size kitchen/diner, two reception rooms, three bedrooms, study, bathroom and shower room. It stands in a semi rural location and is just partially attached which is no detriment to the attractiveness of this property. Having lawned gardens, allocated parking and the additional benefit of a **two-storey GARAGE/WORKSHOP/STUDIO**.

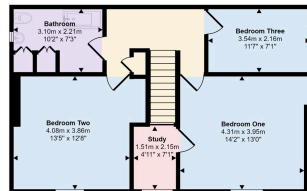
DIRECTIONS From Trefnant proceed towards Bodfari on the A541, turn right onto the B5429, signposted Llandyrnog & Llanbedr DC, take the first left and follow the lane to the t junction, turn left and the entrance to the small collection of houses will be seen on the right hand side.

Key Features

- PERIOD RESIDENCE
- WEALTH OF CHARM & CHARACTER
- TWO RECEPTION ROOMS
- BATHROOM & SHOWER ROOM
- FREEHOLD - EPC - tbc
- SEMI RURAL LOCATION
- SPACIOUS KITCHEN/DINER
- THREE BEDROOMS
- GOOD SIZE GARDENS & WORKSHOP/ GARAGE
- COUNCIL TAX BAND -E



Ground Floor
Approx 83 sq m / 888 sq ft



First Floor
Approx 44 sq m / 464 sq ft



Garage/Workshop
Approx 24 sq m / 262 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurement of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Copies of plans such as bathroom suites are representative only and may not look like the real items. Made with Magic Drawings 200.