



**Floor Plan**

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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	73
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	63
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	

**COUNCIL TAX BAND**

Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

Denbighshire County Council

**DATE:**

15th July 2019



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The Lodge, Terfyn, Bodelwyddan, Rhyl, LL18 5SW

**£330,000**

- Unique country cottage
- Large garden
- Solid fuel central heating
- Four bedrooms

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.



A delightful and unique detached cottage in a secluded setting, on the outskirts of Bodelwyddan village. Built in 1916, this property is within two miles of the A55 Expressway, providing easy access along the North Wales coast and beyond. Positioned down a quiet country lane and with enchanting woodland gardens, the plot totals about 0.9 acre and has glorious views to the rear, across open countryside. There is ample parking to the front, vegetable plots and lawns. The property has a large conservatory, four double bedrooms, one with an en suite facility and a spacious kitchen diner with Rayburn stove, firing the central heating. Solar panels provide electricity and the cottage is fully double glazed. Steeped in history, this character home will entice the discerning buyer.

### CONSERVATORY

13' 10" x 12' 11" (4.22m x 3.96m) Of timber construction with a polycarbonate roof. Double glazed and with electric under floor heating, wall lights and power points. Giving a lovely aspect over the front garden and with double doors opening onto the lawn.

### KITCHEN/DINER

19' 10" x 14' 0" (6.05m x 4.27m) Fully fitted with a quality range of oak wall and base cabinets with granite worktop surfaces over. Exposed beams, drawer units, wine racks, washing machine and dishwasher, part tiled walls, power points, halogen hob with extractor fan over, double Belfast butler sinks with mixer tap over, double ovens in tower unit and a Rayburn stove set in the chimney, with hotplates and ovens and which fires the central heating. Radiator, loft hatch, ample space for dining suite, tiled floor, three uPVC double glazed windows and door to the rear garden.

### INNER HALLWAY

With power points, laminate flooring, smoke alarm and radiator. Giving extra privacy from the bedrooms.

### DINING HALL

14' 9" x 13' 10" (4.52m x 4.22m) UPVC part glazed door into a welcoming room with exposed beams, solid oak block flooring, log burner in stone fireplace with timber mantle and tiled hearth, power points and uPVC double glazed window.

### LOUNGE

24' 0" x 14' 9" (7.32m x 4.52m) With six uPVC double glazed windows, magnificent brick built fireplace and log burning stove on tiled hearth, exposed beams, solid oak block flooring, two radiators, TV aerial point, telephone point and power points.

### BEDROOM ONE

16' 9" x 11' 10" (5.13m x 3.61m) Exposed beams, three uPVC double glazed windows, ceiling spotlights, panelled ceiling, radiator, power points, laminate flooring, storage cupboard and range of quality bedroom furniture to include wardrobes and bedside cupboards. Oak door to;

### ENSUITE

Fitted with a three piece suite comprising of low flush wc, wash hand basin and fully tiled shower cubicle with double doors and power shower. Panelled ceiling and spotlights, chrome heated towel rail, obscure uPVC double glazed window, fully tiled walls and mirror.

### BEDROOM TWO

Exposed beams, two uPVC double glazed windows, power points, laminate flooring, fitted wardrobes with sliding mirrored doors and radiator.

### BEDROOM THREE

Exposed beams, two uPVC double glazed windows, laminate flooring, power points and radiator.

### BEDROOM FOUR

Currently used as a study with loft hatch,

exposed beam, laminate flooring, radiator, one uPVC double glazed window and power points.

### BATHROOM

Fitted with a three piece suite comprising of large corner bath and enclosed power shower facility, incorporating spa and jet sprays, a low flush wc and glass wash hand basin, within fitted bathroom furniture. Panelled ceiling with spotlights, obscure uPVC double glazed window, chrome heated towel rail, radiator, fully tiled walls and tiled floor.

### OUTSIDE

Wrought iron double gates open to driveway, providing ample parking. The intriguing grounds extend around the property and include natural woodland, an orchard, chicken coop, greenhouse, vegetable plots, patio area and lawns. A feature brick archway leads to a further walled area and, to the rear, is a substantial brick built workshop with four windows, ideal for a variety of uses.

### SERVICES

Mains water and electric. Solar panels provide electricity. Log burning stoves and solid fuel Rayburn, heating the radiators and hot water. Shared septic tank. No appliances are tested by the selling agent.

