



## Ysgubor Isaf Bodfari, Denbighshire, LL16 4DD

**£595,000**

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**EPC - D62**

**Council Tax Band - B**

**Tenure - Freehold**

# , Bodfari

## 3 Bedrooms - House - Detached

Must View!! - A wonderful barn conversion with the first floor offering a 32ft open plan kitchen, dining and living area with outstanding countryside views, together with three bedrooms, all offering the open views to the front elevation. Approx just under 4 acres to include a paddock and ample off street parking. EPC Rating D62.



### Description

Ysgubor Isaf is located in a rural setting in the village of Bodfari, which offers local amenities including a primary school, a popular refurbished inn and restaurant and the medieval Church of St Stephen and close to the Offa's Dyke path and offers local scenic countryside walks. The property is also conveniently placed to access a wider range of schooling, shopping, medical and leisure facilities in the nearby towns of Denbigh and Mold and the City of St Asaph. In addition, the A55 expressway is a short drive away offering good transport links to the North Wales Coast, Chester & Beyond. The accommodation boasts to the ground floor a boot room/entrance hall, shower room and utility room and to the first floor a 32ft open plan kitchen, dining and living area and three bedrooms all offering outstanding views. Also having a family bathroom and oak flooring. Double glazing windows and oil fired central heating.



### Accommodation

Oak cottage door leads into

#### Boot Room/Entrance Hall

11'10" x 6'7" (3.61 x 2.01)

With tiled floor, radiator and double glazed window to the side elevation.

#### Utility Room

12'2" x 8'2" (3.71 x 2.49)

With wall, drawer and base units with worktops over, plumbing for a washing machine, double radiator, tiled floor and double glazed window to the side elevation.

#### Shower Room/W.C

Large shower enclosure, wash basin within a vanity unit, W.C, heated towel rail, tiled floor, extractor fan and double glazed window.

Stairs lead to



## Open plan Living, Dining and Kitchen Area

32'2" x 14'5" (9.80 x 4.39)

Throughout having oak flooring. The kitchen has drawers and base units with all units over, stainless steel one and half bowl sink with mixer tap, Hotpoint integrated over, four ring hob with extractor above, integrated dishwasher and fridge, large peninsular unit with breakfast bar.

Leading into the dining area with three double radiators.

Living Area offers full height glazing and opens with balustrade, with far reaching views and further double glazed windows to each side.

From the kitchen area



## Large Inner Hallway

With LED down lights, oak floor, radiator, double glazed windows with oak sills, airing cupboard and oak door to the rear.

## Bedroom One

12'2" x 10'4" (3.71 x 3.15)

With radiator, oak floor and two double glazed windows, with oak sills to the front elevation with outstanding views.

## Bedroom Two

8'6" x 8'6" (2.59 x 2.59)

With inbuilt wardrobes with sliding doors, oak floor, radiator and double glazed window with oak sills to the front

with outstanding views.



## Bedroom Three

11'6" x 8'10" (3.51 x 2.69)

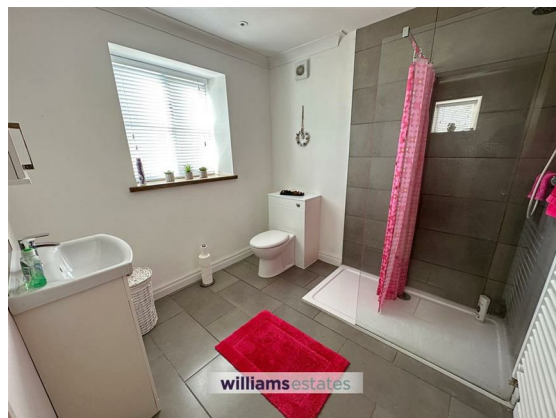
With radiator, oak floor and double glazed window with oak sill to the front elevation with outstanding views.

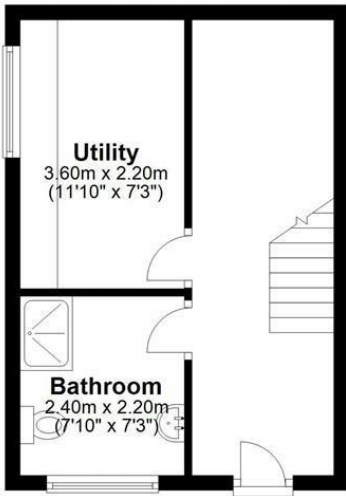
## Family Bathroom

With panelled bath with shower over and tiled baht area, pedestal washbasin, W.C, heated towel rail, tiled floor and double glazed window to the rear

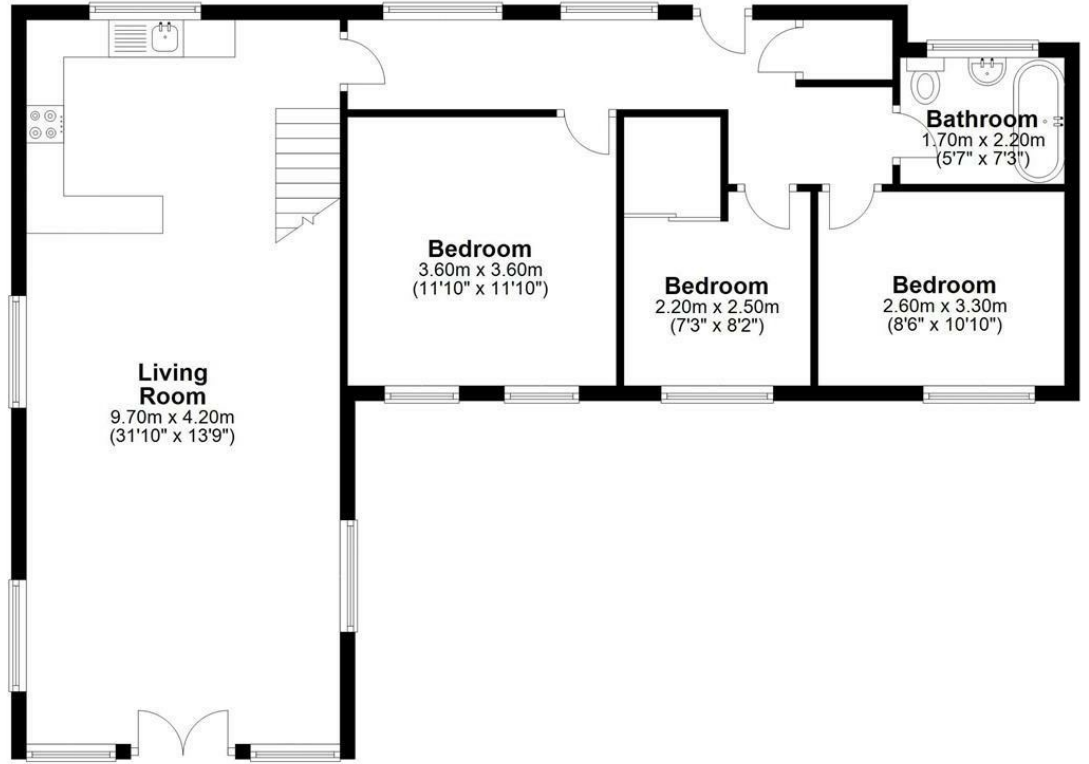
## Outside

The property is approached by a five bar gate leading onto a gravelled drive with ample parking for several cars and grassed areas to the front. The side elevation offers a paddock. The rear offers a paved patio, gravelled area for ease of maintenance, outside oil fired Worcester central heating boiler, bunded oil tank and gravelled path leading back to the front elevation.





**Ground Floor**  
Approx. 25.6 sq. metres (275.8 sq. feet)



**First Floor**  
Approx. 87.1 sq. metres (937.5 sq. feet)

Total area: approx. 112.7 sq. metres (1213.3 sq. feet)

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 817417

[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)

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.