



## 1 Bodeugan Cottages, Waen, St Asaph, Denbighshire, LL17 0DT

**£399,950**

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**EPC - null**

**Council Tax Band - E**

**Tenure - Freehold**



# SUMMARY

A modern and extended, three bedroom Grade II listed converted barn conversion situated within a small courtyard development in a very convenient rural location close to the A55 Expressway. With an enclosed rear garden, large garage, far reaching views and the possibility of the sale of an adjoining paddock and substantial outbuilding by separate negotiation. The paddock is approximately one acre in size.





## Description

A modern and extended three bedroomed barn conversion in a convenient rural setting with easy access to the A55 at Rhualt. Underfloor heating, high quality fittings, garage, garden and potential one acre of land by negotiation.

## Accommodation

An oak front door with double glazed panel providing access into the ;

## Reception Hall

13'1" x 9'2" (3.99 x 2.79 (4 x 2.8))

Having lighting, power points, under floor heating, under-the-stair storage cupboard, oak and glass turn staircase off, timber effect tiled flooring and doors to further accommodation.

## Cloakroom

5'11" x 4'11" (1.80 x 1.50)

Comprising a low flush WC, vanity hand wash basin, floor to ceiling tiling, full width storage unit with sliding doors, tiled walls and lighting

## Living Room

19'8" x 14'1" (5.99 x 4.29 (6 x 4.3))

Having a full length media wall with void for flat screen TV, storage and shelving, lighting, power points, under floor heating, wooden effect tiled flooring, two double glazed windows and a double glazed door into the rear garden.

## Kitchen/Diner

14'0" x 11'4" (4.27 x 3.45)

Fitted with a range of modern wall, drawer and base units with complementary worktops over, integral four ring induction hob with extractor hood above, integral dishwasher, integral double oven, integral fridge-freezer, bowl and a half sink with mixer tap, modern acrylic splashbacks, wooden effect tiled flooring, under floor heating, lighting, power points, two double glazed windows looking out to the courtyard and a door providing access to the rear.

## Utility Room

6'11" x 4'11" (2.11 x 1.50)

Having worktop surfaces with base units beneath, stainless steel sink, plumbing and void for washing machine, void for condensing tumble dryer, extractor fan, lighting and power points.

## Garden Room

20'8" x 10'2" (6.30 x 3.10)

Having a high-vaulted ceiling, under floor heating, lighting, power points, double glazed roof window, two double glazed windows to the rear and a double glazed door to the rear.





### Gallery Landing

20'8" x 8'4" (6.30 x 2.54)

Having lighting, power points, column radiator, storage cupboards and doors off.

### Bedroom One

14'1" x 11'4" (4.29 x 3.45 (4.3 x 3.46))

Having built in double wardrobes, column radiator, lighting, power points, double glazed window and door providing access to outside via external steps.

### En-Suite

7'3" x 5'7" (2.21 x 1.70)

Having corner shower unit, vanity hand wash basin, low flush WC, chrome heated towel rail, floor to ceiling tiling and a double glazed roof window.



### Bedroom Two

14'0" x 12'2" (4.27 x 3.71)

Having lighting, power points, column radiator, full length fitted wardrobes, additional built-in wardrobe, a roof window and a double glazed window to the rear.

### Bedroom Three

9'7" x 8'10" (2.92 x 2.69)

Having lighting, power points, column radiator, double glazed window and double glazed roof window to the rear.



### Family Bathroom

6'11" x 5'7" (2.11 x 1.70)

Comprising a 'P-Shaped' bath with shower over, in-vanity hand wash basin and WC, floor to ceiling tiling, tiled floors, chrome heated towel rail, lighting and double glazed roof window.

### Outside

The property is approached via a private lane leading to the courtyard. The property benefits from a detached garage with roller-shutter door and allocated parking for two vehicles.

To the rear, the property benefits from lawned rear gardens with timber fencing enclosing. With a slate chipping pathway providing access to a further timber gate. Benefitting from countryside views beyond.







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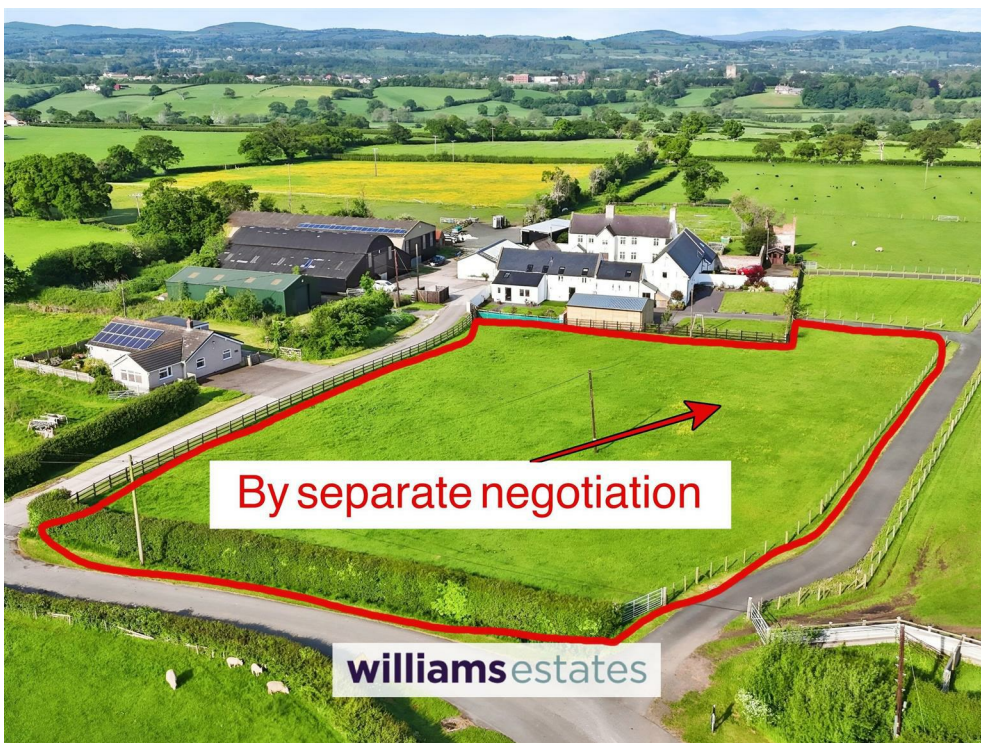
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**Available by separate negotiation**

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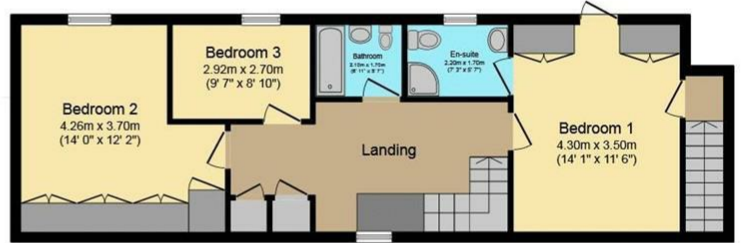








**Ground Floor**



**First Floor**

Total floor area 137.9 m<sup>2</sup> (1,484 sq.ft.) approx

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

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