



**25 Pont Y Bedol, Llanrhaeadr, Denbigh,
Denbighshire, LL16 4NF**

£190,000

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EPC - D67 Council Tax Band - C Tenure - Freehold

Pont Y Bedol, Denbigh

2 Bedrooms - Bungalow

Situated on a desirable corner plot, this spacious two-bedroom end-terraced bungalow offers a fantastic opportunity with no onward chain. The property features a welcoming lounge, a spacious kitchen/breakfast room with pantry, two bedrooms, and a modern shower room.

Externally, there is ample off-road parking and gardens to the front, side, and rear, providing plenty of outdoor space. Further benefits include a gas central heating boiler installed less than 5 years ago.

Perfectly suited for first-time buyers, downsizers, or investors, this bungalow combines convenience with scope for personalisation in a sought-after North Wales location.
EPC Rating D67.



Accommodation

uPVC door with glass panel leads into:

Entrance Porch

Storage cupboard and accommodation off.

Lounge

14'10" x 13'6" (4.52m x 4.11m)

A welcoming lounge comprising of a radiator, power points, feature fireplace with space for an electric fire. A front-facing window allows natural light.

Inner Hallway

With loft access hatch and accommodation off.

Kitchen/Breakfast Room

12'9" x 8'11" (3.89m x 2.72m)

Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink, void for cooker, space for fridge freezer, plumbing for washing machine, part tiled walls, radiator, power points and uPVC window to the side.

Rear Porch

A good size pantry, and uPVC door gives access to the outside.

Bedroom One

14'9" x 9'11" (4.50m x 3.02m)

With radiator, power points and window to the front elevation.

Bedroom Two

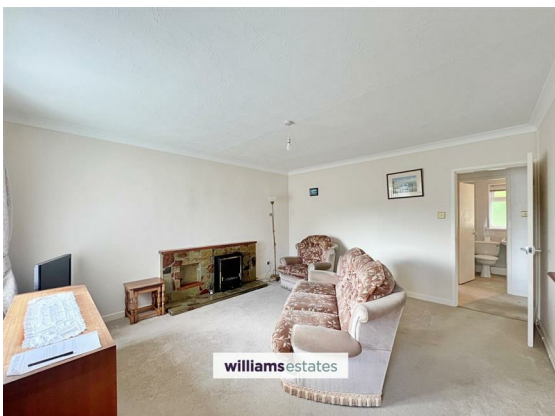
10'3" x 9'11" (3.12m x 3.02m)

With radiator, power points and window to the rear elevation.

Shower Room

7'1" x 5'4" (2.16m x 1.63m)

A spacious shower room with low flush W.C, pedestal wash basin, shower cubicle with glass screen, fully tiled walls, radiator, heated towel rail and uPVC obscure window to the rear.



Outside

The property is approached via a good size driveway for approx 3 vehicles. Golden gravel and slate chippings for easy maintenance. Bounded by stone walling. The front garden wraps around the side elevation leading to a rear paved patio area.

Directions

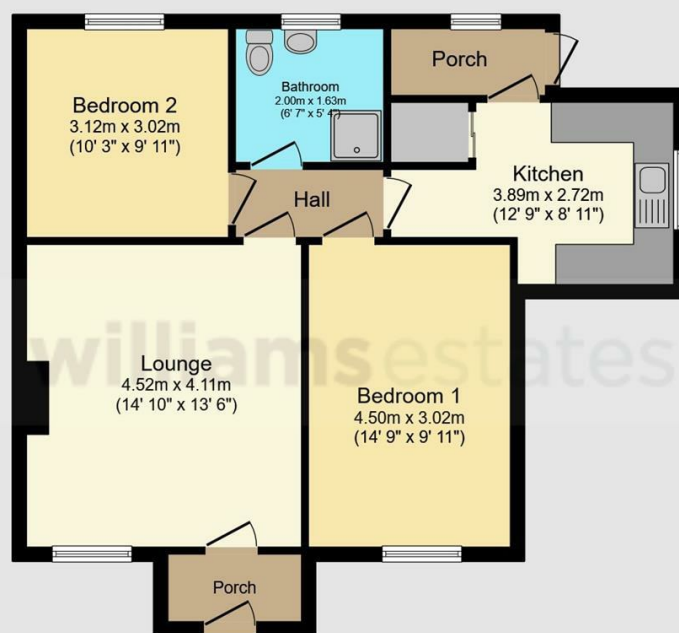
Proceed from our Denbigh office, LL16 3AA, Crown Lane.

Head south-east towards Hall Square (A543). Turn left onto Hall Square/A543 and continue along this road before turning right onto Ruthin Road (A543).

At the roundabout, take the third exit onto Ruthin Road (A525) and follow this road for approximately 3.5 miles.

As you approach Llanrhaeadr, turn right onto Pont-y-Bedol, then take the first left to remain on Pont-y-Bedol. The property will be found shortly after on the right-hand side, occupying a corner plot by way of our for sale board.





Floor Plan
Floor area 65.4 sq.m. (704 sq.ft.)

Total floor area: 65.4 sq.m. (704 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

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