



**11 Bodfari Road, Trefnant, Denbigh,  
Denbighshire, LL16 4UA**

**£228,000**

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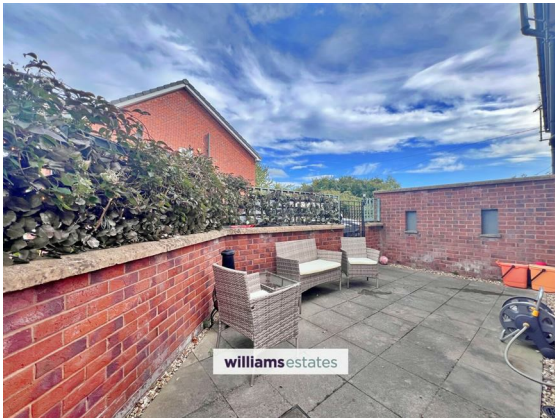
**EPC - C73    Council Tax Band - C    Tenure - Freehold**



# Bodfari Road, Denbigh

## 3 Bedrooms - House - Terraced

A modern, three-bedroom end of terrace house located in a well-favoured area within the village of Trefnant. The accommodation boasts a living room, kitchen diner, downstairs cloakroom, three double bedrooms, master with en-suite and family bathroom. To the outside there is a rear patio area offering an enclosed and private setting along with parking allocations.



### Accommodation

Glazed door into

### Entrance Hall

Featuring a staircase rising to the first floor, twin radiators, power sockets, and a door opening into the living room.

### Living Room

15'1" x 10'9" (4.616 x 3.277)

A bright and airy living room, featuring a uPVC double-glazed front window, an electric fire with hearth surround, ample power sockets, a double radiator, and a TV point.

### Kitchen

14'0" x 11'6" (4.29m x 3.53m)

A bright and spacious kitchen, fitted with complementary worktops and matching wall and base units. The space includes a four-ring gas hob with extractor hood, tiled splashbacks, a wine fridge, provisions for a washing machine, a fitted oven, and an integrated fridge/freezer. There is ample room for a dining table, along with a double radiator, a uPVC double-glazed window overlooking the rear elevation, and uPVC French doors opening onto the patio.

### Inner Hall

5'5" x 3'3" (1.670 x 1.001)

With an understairs storage cupboard, door leading into downstairs W.C and door into kitchen.

### W.C

4'10" x 3'3" (1.485 x 1.009)

Tiled flooring, low flush W.C., radiator, wall hung wash basin, and an obscure double glazed window to the side elevation.

### Landing

With doors off to all rooms and staircase ascending to the second floor.

### Bedroom One

12'2" x 11'9" (3.714 x 3.602)

A generously sized double bedroom featuring built-in mirrored sliding wardrobes, a uPVC double-glazed rear window, ample power sockets, a double radiator, and a door leading to:



### En Suite

5'1" x 7'7" (1.55 x 2.334)

Tiled flooring, partially tiled walls, a low flush W.C., pedestal wash basin, a walk in shower enclosure, shaving point, extractor fan and a uPVC obscure double glazed window to the side elevation.

### Bathroom

7'1" x 5'7" (2.167 x 1.710)

Tiled flooring, partially tiled walls, low flush W.C, pedestal wash basin, bath tub with shower overhead, shaving point, double radiator, extractor fan and a uPVC obscure double glazed window to the side elevation.

### Bedroom Two

11'0" x 8'6" (3.377 x 2.650)

A double bedroom with fitted mirrored wardrobes, a double radiator and a uPVC double glazed window to the front elevation.

### Second Floor Landing/Office

7'7" x 5'11" (2.328 x 1.828)

Practical landing, which could be used as a small office space, with wall sockets, a double radiator and a roof window to the rear, door leading into third bedroom.

### Bedroom Three

16'3" x 10'7" (4.960 x 3.244)

A double bedroom, with two roof windows facing the rear, a uPVC double glazed window to the side elevation, ample wall sockets and a double radiator

### Outside

To the rear is an enclosed, low-maintenance courtyard garden with paved areas and high brick walling topped with trellis, offering a great degree of privacy. Additional features include an outside light and tap. To the side of the property, a gravelled area leads to a useful timber-framed storeroom, complete with a security light.

### Directions

Directions from our Denbigh branch, Crown Lane, Denbigh (LL16 3AA):

Start on Crown Lane, heading north-east towards Chapel Place.

After 0.1 miles bear slightly right onto Beacon's Hill.

After 0.2 miles, turn left onto Charnell's Well.

Turn right onto Barkers' Well Lane.

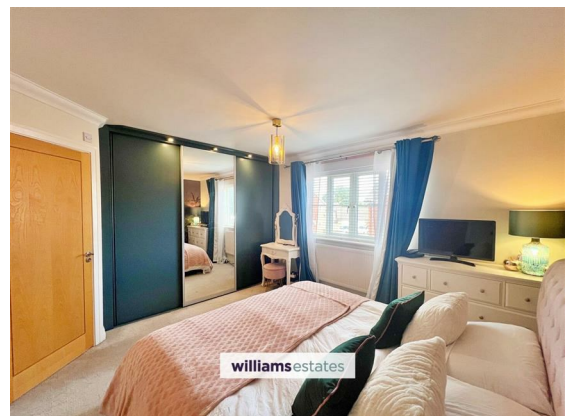
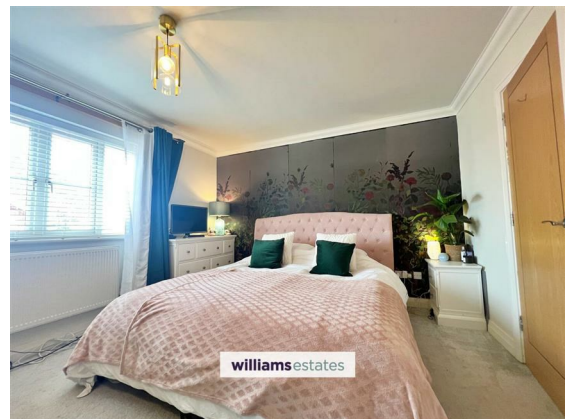
After 0.3 miles, at the roundabout continue straight ahead onto Ffordd y Graig.

Follow the road for approximately 2.7 miles, then turn right onto the B5428.

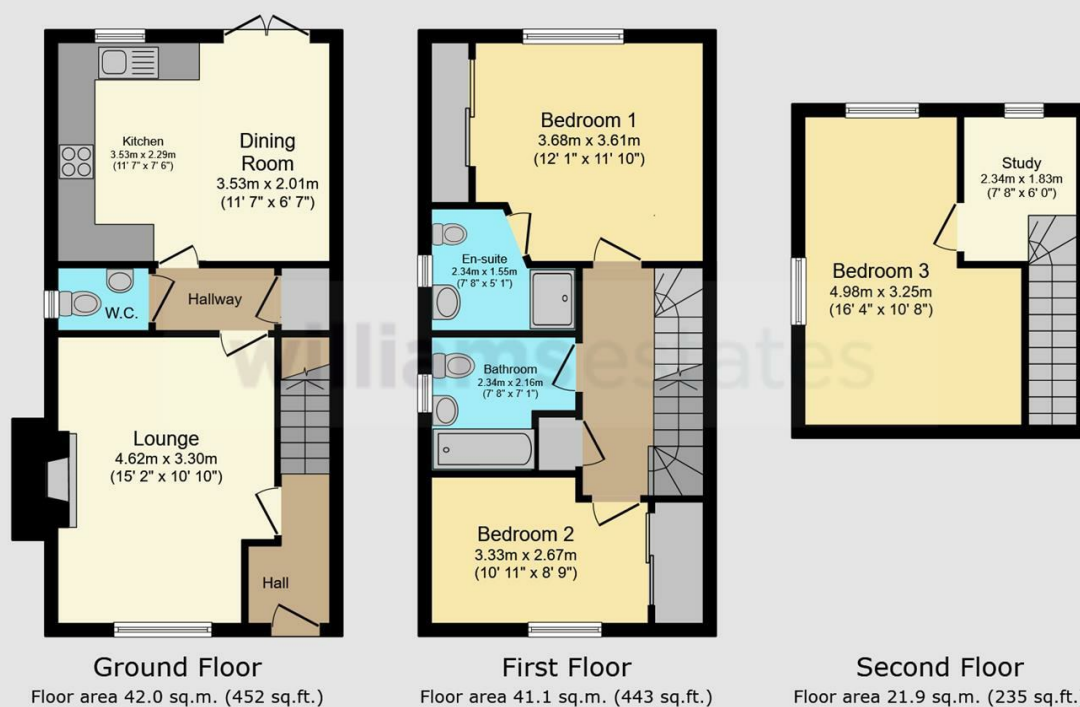
After 0.6 miles, turn right onto the A525.

Immediately turn left onto Bodfari Road (A541).

Continue briefly, the property will be on the left by way of our for sale board.







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](http://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 |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 84        |
| (69-80) <b>C</b>                            | 73                         |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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