

# williams estates



**Rhiw Goch Waen, Bodfari, Denbigh, LL16  
4BT**

**£180,000**

 3  1  1  E

**EPC - E43    Council Tax Band - C    Tenure - Freehold**



# Waen, Denbigh

## 3 Bedrooms - House - Semi-Detached

Set in the picturesque village of Bodfari, this delightful three-bedroom semi-detached home offers comfortable family living with generous gardens and stunning surroundings.

The property enjoys fabulous front, side, and rear gardens, perfect for outdoor entertaining, gardening, or simply relaxing and enjoying the peaceful village setting.

Inside, the accommodation briefly comprises entrance Hall, lounge, kitchen/breakfast room and downstairs shower room. To the first floor, three good size bedrooms.

Situated in the sought-after village of Bodfari, the property is within easy reach of local amenities, scenic countryside walks, and convenient transport links.

Viewing is highly recommended to fully appreciate all that this charming home has to offer.



### Entrance Hall

### Lounge

15'1" x 12'1" (4.60m x 3.68m)

### Kitchen/Breakfast Room

11'10" x 8'0" (3.61m x 2.44m)

### Rear Porch

### Wet Room

8'9" x 5'7" (2.67m x 1.70m)

### Landing

### Bedroom One

14'10" x 9'8" (4.52m x 2.95m )

### Bedroom Two

10'11" x 9'3" (3.33m x 2.82m)

### Bedroom Three

8'8" x 7'5" (2.64m x 2.26m )

### Outside

The property boasts beautifully maintained front, side, and rear gardens, offering wonderful space and privacy. The generous lawns are bordered by mature hedges and shrubs.

To the front, the garden creates a welcoming open space and views towards the surrounding countryside. The side garden offers an ideal spot for outdoor seating or potential extension (subject to planning), while the rear garden provides a lovely, enclosed area perfect for relaxing or entertaining.

### Directions

From our Denbigh office, 1-3 Crown Square, LL16 3AA. Head south-east on Crown Lane towards Hall Square/A543.

Turn left onto Hall Square/A543 and continue straight, passing through one roundabout.

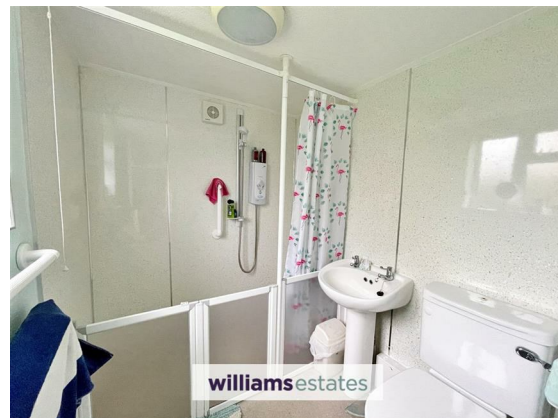
After approximately 1 mile, at the next roundabout, take the third exit to remain on the A543.

Continue for 1.7 miles, then turn right onto the A541.



Follow the A541 for just over a mile, before turning right onto the B5429.

Continue for around 0.4 miles, and the property can be found on the left hand side, 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	58
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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Call us on  
01745 817417  
[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)