

16 Bodhyfryd, Mostyn, Flintshire, CH8 9NS

£165,000

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EPC - D66 Council Tax Band - C Tenure - Freehold

Bodhyfryd, Mostyn

3 Bedrooms - House

Welcome to this charming property located in the picturesque village of Bodhyfryd, Mostyn. Having being refurbished throughout by the current owners, this delightful house boasts two spacious reception rooms, perfect for entertaining guests. With three good sized bedrooms, there is ample space for the whole family to unwind and rest comfortably. Additionally, the parking provision for two vehicles offers ease and peace of mind for you and your visitors, making coming home a stress-free experience. Nestled in a tranquil neighbourhood, this house provides a serene escape ideal for a peaceful retreat! Don't miss the opportunity to make this house your home and enjoy the beauty and tranquillity that Bodhyfryd, Mostyn, Holywell has to offer. Contact us today to arrange a viewing and take the first step towards owning your dream property.



Accommodation

via a uPVC double glazed obscure door, leading into the;

Entrance Hallway

Being of a good size, having lighting, power points, stairs to the first floor landing and a door off into the;

Living Room

14'11" x 14'1" (4.57m x 4.31m)

Having lighting, power points, radiator, uPVC double glazed box bay window to the front elevation, T.V. aerial point and double timber framed single glazed doors leading into the;

Kitchen/Diner

18'4" x 9'0" (5.59m x 2.76m)

A newly fitted kitchen comprising of wall, drawer and base units with complementary worktop over, sink and drainer with a stainless steel mixer tap over, void for freestanding cooker with extractor fan above, void for washing machine, void for dishwasher, integrated fridge, integrated freezer, pantry cupboard, space for dining, partially tiled walls, lighting, power points, radiator, uPVC double glazed window onto the rear elevation, uPVC double glazed obscure door giving access to the side elevation and a uPVC double glazed sliding patio door leading into the rear garden.



Stairs to the First Floor Landing

Having lighting, loft access hatch, uPVC double glazed window onto the side elevation and doors off.

Bedroom One

11'10" x 11'9" (3.63m x 3.60m)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

Bedroom Two

11'4" x 9'9" (3.46m x 2.98m)

Having lighting, power points, radiator and a uPVC double glazed window onto the front elevation.



Bedroom Three

8'2" x 7'9" (2.50m x 2.37m)

Having lighting, power points, radiator, cupboard housing the boiler and a uPVC double glazed window onto the front elevation.

Shower Room

7'4" x 5'8" (2.25m x 1.74m)

Comprising large walk-in shower with wall mounted shower head, low flush W.C., hand-wash basin with stainless steel mixer tap over, lighting, extractor fan and a uPVC double glazed obscure window onto the rear elevation.

Outside

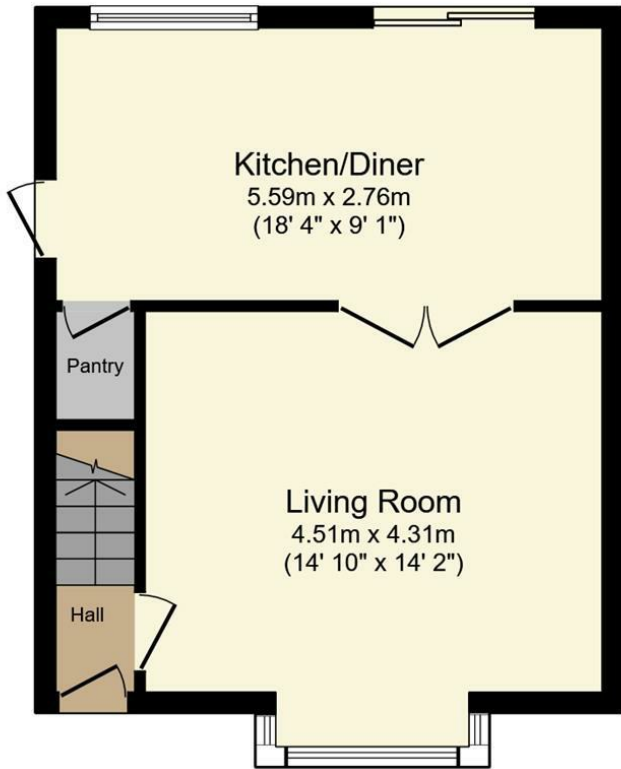
To the front the property is approached via a concreted driveway, allowing parking for multiple vehicles. The front garden is gravelled and paved for low maintenance and there is an iron gate providing access to the side/rear.

The rear garden is much larger than average enjoying a peaceful aspect as it backs onto the forest to the rear, with the garden being mainly laid to lawn with a concreted patio area and houses a large workshop. Bound by timber fencing and benefits from a sunny aspect.

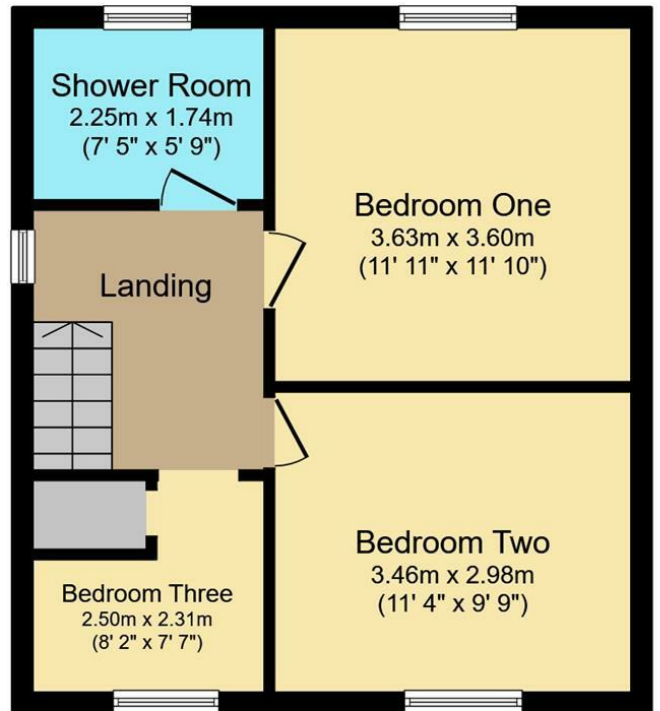
Directions

Proceed right from Prestatyn office to the traffic lights and continue along passing the Duck Pond on the left to the T junction. Turn right onto the A548 and continue through Gronant, Tan Lan and onto the expressway passing Ffynnongroyw. Continue along taking the right hand turning next to the Lletty Hotel and continue up the hill. Take the right hand turning into Bodhyfryd and the property can be found on your right hand side.





Ground Floor
Floor area 38.1 m² (410 sq.ft.)



First Floor
Floor area 40.5 m² (436 sq.ft.)

TOTAL: 78.6 m² (846 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.