



Maes Y Graig, Bodfari, Denbigh LL16 4EF

£190,000

Monopoly Buy Sell Rent is very pleased to offer for sale this delightful three-bedroomed end of terrace property in the heart of the much sought-after village of Bodfari. The property offers the discerning buyer the opportunity to live in a rural location that benefits from a range of local amenities such as a well-respected primary school, local church and chapel, and a very popular restaurant.

The property itself boasts three bedrooms - two doubles, a fully equipped kitchen, a dual-aspect lounge, and a good-sized bathroom. There are ample gardens wrapped around three sides of the property offering amazing scope for any prospective buyer wishing to grow their own produce.

The home is beautifully appointed throughout with many individual features such as a multifuel stove, bespoke curtain rails, a well-appointed kitchen, and unique wall coverings. Bodfari is well located to gain easy access to the A55 and to neighbouring towns such as Denbigh and Mold.

This is a beautiful property in an idyllic location offering the potential buyer the opportunity to live in beautiful surroundings in the heart of the country whilst still being accessible to a range of local amenities.

- Delightful End Terrace Property
- Village Location with Views
- Large Kitchen and Utility Room
- Freehold Property, Council Tax Band B
- Three Double Bedrooms
- Lounge with Multifuel Stove
- Wraparound Garden with Shed & Greenhouse
- No Onward Chain



Entrance Porch

The property is accessed via concrete steps and through a new upvc entrance door with full-length windows on both sides. Above the the door is a recently fitted upvc canopy.

Hallway

On entering the property there is a light and airy hall with stairs rising to the first floor. There is a radiator in the hall with a shelf above together with a very useful storage cupboard ideal for storing coats and shoes etc. There is a single pendant ceiling light. The floor is of solid oak. The hall leads into the kitchen and also to the lounge.

Lounge

This is a charming reception room benefiting from being dual aspect with the rear window having views across fields and the woods beyond. The other window overlooks the front garden with views towards the Clwydian Hills. The room is heated by a radiator and benefits from having a multi-fuel stove. The stove is housed on a slate hearth with an oak mantle above. The room is carpeted and also benefits from unique bespoke curtain rails.

Kitchen

Opposite the lounge door across the entrance hall is the kitchen diner. It benefits from a range of base units under solid oak woodblock work surfaces. The splashbacks have an unusual copper effect providing an interesting vibe to the kitchen. There is a black composite sink unit located in front of the rear window that has views over the fields and woods. There is a space for a fridge freezer and a dishwasher is located next to the sink unit. The kitchen benefits from a freestanding electric cooker and hob. There is ample room for a dining table to host dinner parties and family gatherings. The kitchen also has views overlooking the front garden and the hills beyond. The oil-fired boiler is also housed in the kitchen and was installed just over 12 months ago. It is a Worcester Heatslave 2. It was serviced this year.

Utility Room

This very useful room is accessed from the kitchen and is an ideal storage room for cleaning materials and equipment. It also has plumbing for a washing machine and room for a tumble dryer. The back garden is also accessed through the utility room.

Master Bedroom

This is a delightful spacious double bedroom with two windows providing magnificent views down the Clwyd Valley and the Clwydian Hills. The room overlooks the front of the property. There is ample space for a range of wardrobes and storage with the addition of a built-in cupboard over the stairs. The room is fully carpeted and has a radiator.

Bedroom 2

This is another, well-proportioned, double bedroom providing views towards the Clwydian Hills and the Vale of Clwyd. The room benefits from a radiator and is fully carpeted.



Bedroom 3

This is a good-sized single bedroom which could accommodate a double bed. The window provides views over the rear of the property across fields and towards the woods. The room is fully carpeted.

Bathroom

The bathroom is tiled throughout and has a white three-piece suite comprising of an enamel bath, wash hand basin, and WC. The bathroom benefits from an electric shower over the bath and a unique shower screen. The room also has a radiator and a range of bespoke wooden shelves.

Stairs and Landing

The house benefits from fully carpeted stairs and landing. The stairs have a wooden bespoke handrail and the landing has the benefit of natural light through a double-glazed window.

Front Garden

The front garden is approached via a shared path with the house next door, which also gives access to the rear of the property. The garden is ideal for the enthusiastic gardener and grower. There are five raised vegetable beds providing ample space to "grow your own". The beds have been well-maintained and provide an excellent growing facility. Also located at the side of the property is a greenhouse with a water butt attached. The side garden also has two apple trees and one pear tree. The garden benefits from full sun in the morning. The Vendor is also willing to provide a planting plan to any prospective buyer.

Rear Garden

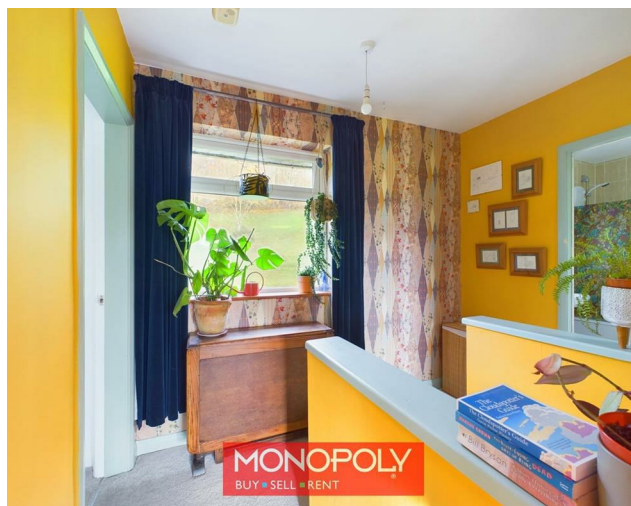
The rear garden is laid out as a raised decking and has been freshly treated with a non-slip treatment. The patio provides the ideal spot in the evening for a cooling drink under the evening sun, overlooking the open field and woods. There is also paving and gravel together with an established herb garden. An outside tap is also located on the rear wall. To the side of the property is a new wooden shed ideal for storing all gardening equipment. Alongside it is a log store and a void for placing a further water butt. A public path towards Offas Dyke runs from the rear of the garden - however, it does not give access to the garden. Together with the front garden, this is truly an idyllic spot appealing to those wishing to fully appreciate living close to the land.

Car Parking

There is a parking area at the opposite end of the terrace which provides undesignated parking spaces for this property.

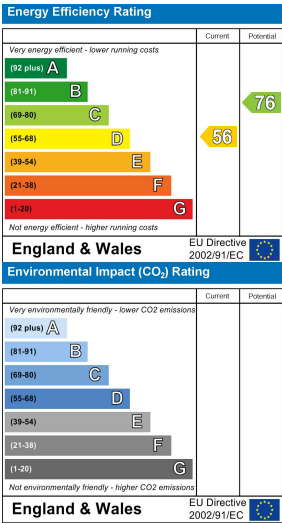
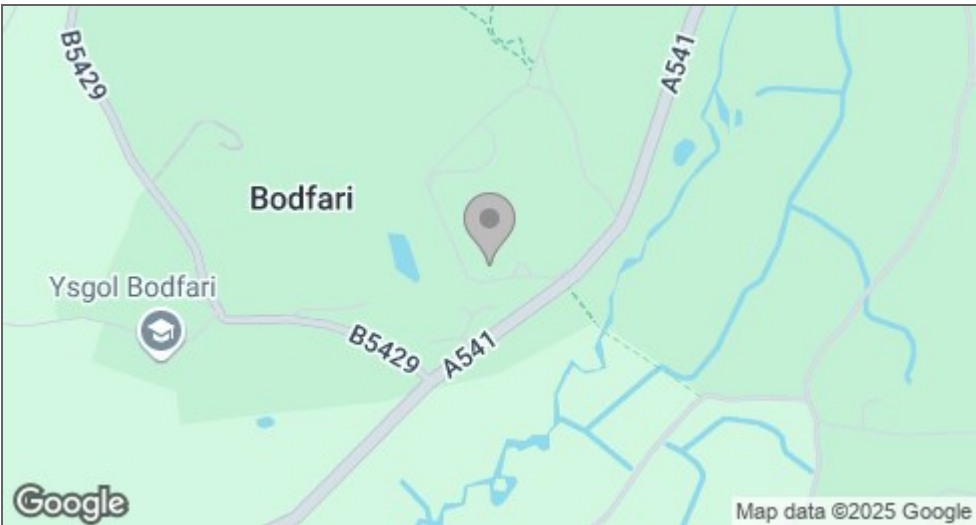












MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

