



Bryn Dedwydd, Bodelwyddan LL18 5TR

Offers In The Region Of £185,000

Monopoly Buy Sell Rent is delighted to offer this well-presented three-bedroom end-terrace home with a generous garden for sale. The property offers spacious and flexible accommodation, including a reception room, a modern open-plan family room, a modern fitted bathroom, two generous double bedrooms, a single bed and a generous rear garden with multiple outbuildings and driveway parking. Situated in a desirable location, this property is conveniently close to local shops, a primary school, regular bus routes, and the general hospital. The A55 expressway is also within easy reach, providing excellent commuter links along the North Wales coast and beyond.

- Spacious End-Terrace House
- Open-Plan Family Room & Reception Room
- Convenient Location Close to all Amenities
- Three Bedrooms & Modern Bathroom
- Large Private Rear Garden with Outbuildings
- Freehold Property, Council Tax Band B



Hallway

A glazed timber front door leads you into this welcoming hallway with wood laminate flooring, an area to hang your coats, under-stairs storage with shelving, a radiator, and a window overlooking the side. Doors lead to the reception room, with stairs rising to the first floor.

Reception Room

A generously sized, carpeted reception room with a double-glazed window overlooking the front of the property, radiator, and chimney breast with alcoves to either side. Currently used as a dining room, office, and playroom.

Family Room

Open-plan kitchen, lounge, and dining room with wood laminate flooring. The kitchen is fitted with a white range of base and wall units topped with woodblock-style worktops. Features include a composite 1.5 bowl sink with pull-out swan-neck tap, range-style electric stove with five-ring gas hob, and stainless-steel extractor hood. Space for a washing machine, dryer, and American-style fridge freezer. Opens into the lounge with an electric fire, space for a dining table with sliding uPVC doors to the rear garden.

Landing

Carpeted landing with side window bringing in natural light, doors lead to all bedrooms and bathroom, and access to the partly boarded loft via a large hatch and pull-down ladder.

Master Bedroom

Spacious double bedroom with laminate flooring, double-glazed window to the front, chimney breast with alcoves, fitted wall mirrors, radiator, and wall plug suitable for a projector.

Bedroom 2

A generous double bedroom with laminate flooring, large double-glazed window offering views to the rear, built-in storage cupboard, and radiator.

Bedroom 3

A single bedroom with carpeted flooring, radiator, double-glazed window to the front, and a storage cupboard over the stairs.

Bathroom

Modern three-piece suite comprising a P-shaped deep bath with thermostatic shower over, low flush WC, and vanity sink unit. Includes a cupboard housing a Worcester combi boiler, tiled-effect flooring, part-tiled walls, privacy window, LED mirror with shaving plug, Bluetooth speaker, and steam-resistant features.

Front Garden

Concrete driveway with space for two vehicles, picket fencing and access via a timber gate to the rear garden.

Rear Garden

A mammoth private and enclosed rear garden featuring a raised patio area, a play area with rubber chippings, large lawn with two apple trees and a pear tree, raised planting borders and outbuildings.

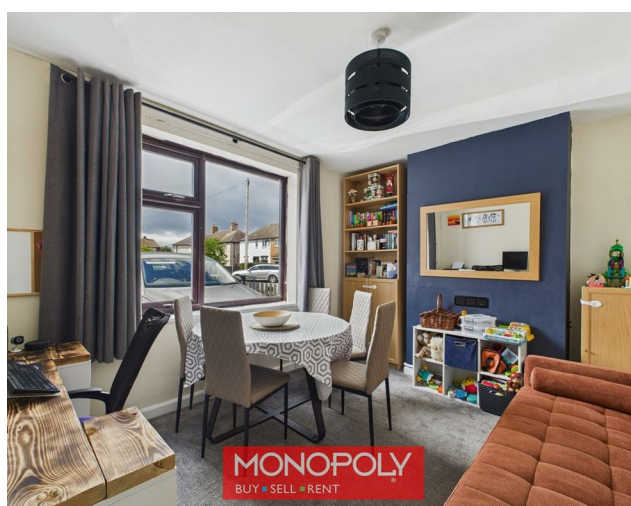
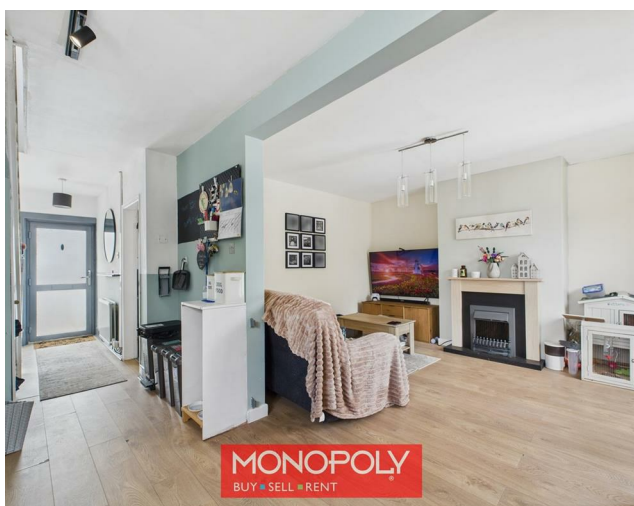
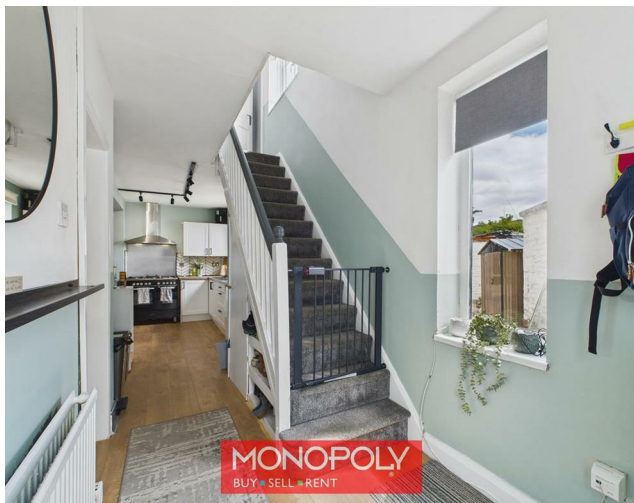
Outbuildings

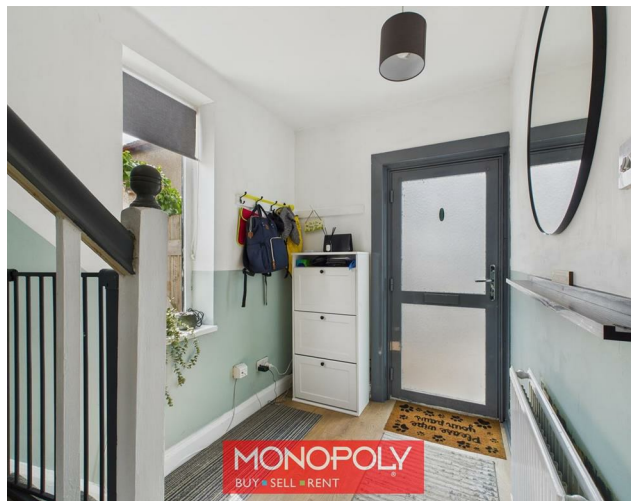
Old Utility: Brick and concrete construction with water and drainage.

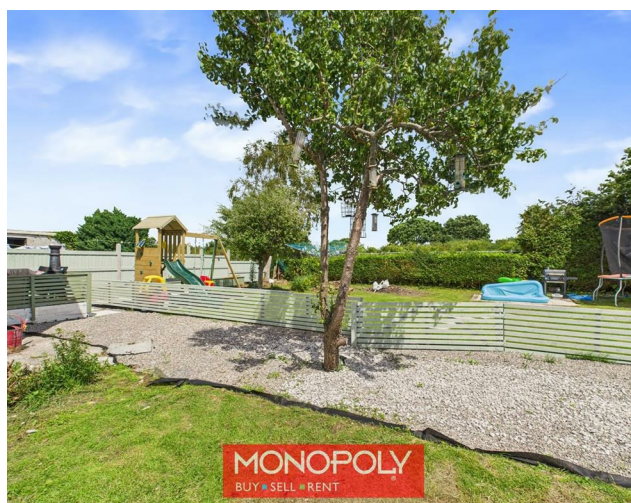
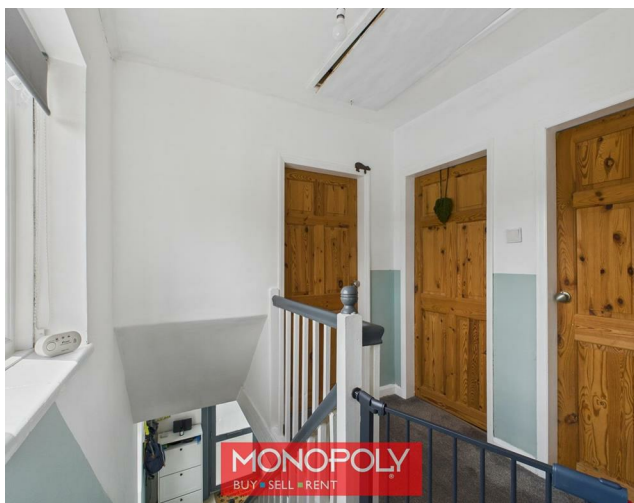
Storage Shed: Concrete-built with an asbestos roof, ideal for additional storage.

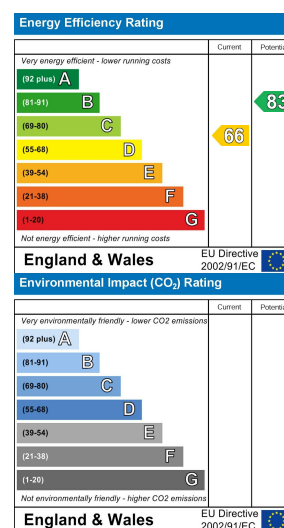
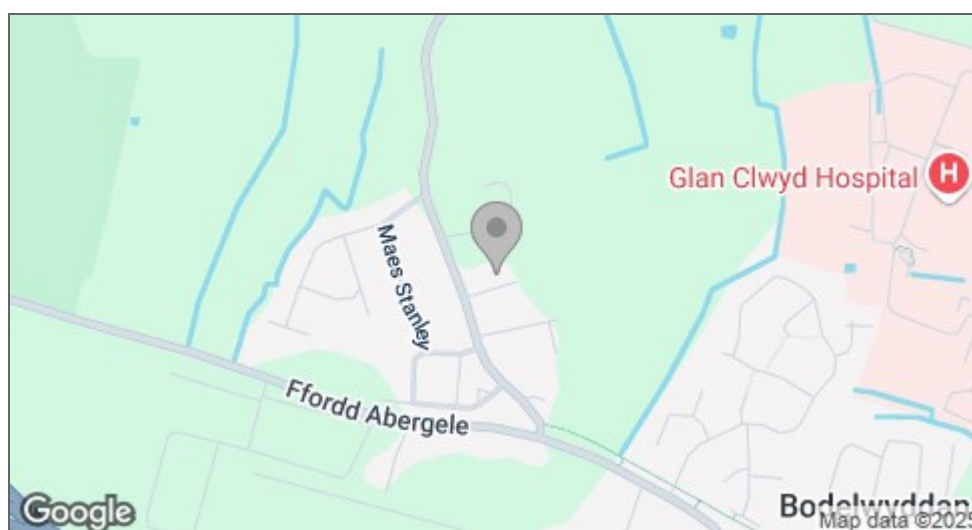
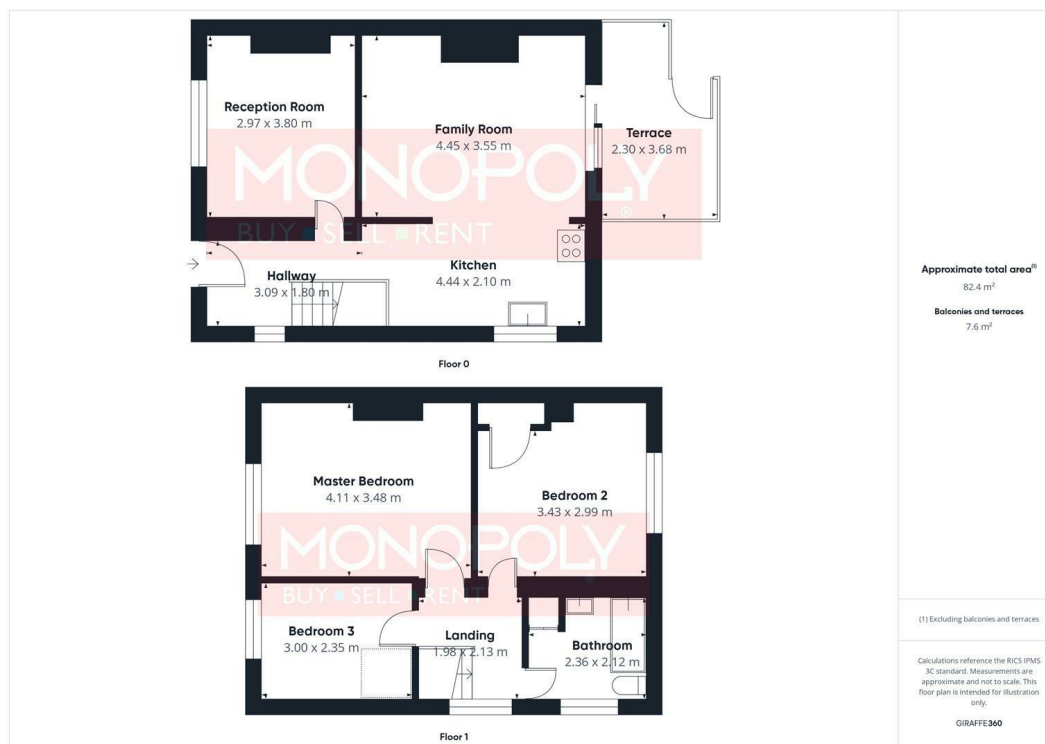
Metal Shed and Log Store: Positioned at the end of the garden for practical outdoor storage.











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.

