



Ger Y Llan The Village, Bodelwyddan, Denbighshire, LL18 5UR

£295,000

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EPC - C71

Council Tax Band - E

Tenure - Freehold

The Village, Bodelwyddan

2 Bedrooms - Bungalow

Standing on a good size plot, this detached bungalow needs to be viewed to appreciate the accommodation which briefly affords the entrance porch, spacious hallway, large lounge with space to dine and has access to a rear sun room, Just off the hallway is the kitchen with side porch, modern shower room, two double bedrooms with the master benefitting from a spacious en-suite shower room. Outside the driveway leads to a detached garage, lawned front garden and to the rear there is a larger than average paved patio, lawned and fully enclosed sunny aspect garden with additional rear patio near the sun lounge. Rear view of the Marble Church. Contact agent to arrange a viewing. EPC is C71. Freehold. Council tax band E.



Accommodation

Double glazed door giving access into the entrance porch

Entrance Porch

11'3" x 5'2" (3.45 x 1.59)

Having quarry tiled flooring, double glazed front & side windows, wall light and timber solid door giving access into the L-shaped hallway.

Hallway

Spacious hall with wood flooring, walk in storage cupboard with alarm panel and double glazed front window, radiator and glazed door to the lounge.

Lounge

22'4" x 16'10" (6.83 x 5.15)

This good size lounge has space to dine, radiators, T.v connection, wall lighting, tiled fire surround with electric fire, recessed glass shelving, wood flooring, double glazed bay window looking over the front lawned garden. Glazed door with side windows to the rear sun room.

Sun Room

24'6" x 5'1" (7.49 x 1.56)

Timber framed windows with view over the lawned garden, double glazed door that gives access to the rear patio, wall light, power sockets and additional double glazed side door.

Kitchen

12'9" x 11'4" (3.89 x 3.46)

Fitted with grey fronted wall, base and drawer units, white worktop surfaces, wine rack, plumbing for the dishwasher, gas hob, wall mounted boiler, tiled splash-backs, double glazed windows to the front and side, vinyl tiled flooring, void for a slot in fridge freezer, shelf suitable for a microwave, built in oven, radiator with worktop over and glazed door leading to the side porch.

Side Porch

Quarry tiled flooring, double glazed windows and double glazed door that allows access to the side patio which in turn leads to the large rear garden.



Shower Room

9'0" x 6'9" (2.75 x 2.08)

Comprising of a vanity wash hand basin, push button toilet, walk in shower with fixed glass shower screen, fully tiled walls, extractor fan, double glazed rear window, radiator, laminate flooring, storage cupboard and open shelving plus loft hatch with pull down ladder.

Bedroom One

16'10" x 13'4" (5.15 x 4.08)

This peaceful room is located at the rear of the bungalow and has a radiator, two double inset wardrobes, wall lighting, double glaze rear window and French glazed doors open into the en-suite shower room.



En-Suite Shower Room

10'2" x 8'7" (3.12 x 2.63)

Comprising of a corner shower enclosure, toilet, bidet, vanity wash hand basin, built in storage with worktop surfaces and central seating, radiator, tiled walls and flooring, double glazed rear windows to the rear & side.

Bedroom Two

12'9" x 10'10" (3.91 x 3.31)

This double room has wall lighting, radiator, inset wardrobes and double glazed side window.



Outside

The front is approached with double gates that give access on the driveway which has offers parking for a number of vehicles and in turn up to the detached garage. The main garden is lawned with surrounding flower beds, mature trees and shrubs plus side gates on either side of the bungalow, giving access to the rear garden.

The rear garden offers a good sized paved patio with raised artificial grass are perfect to relax in the sun. The main garden is lawned with mature plants & shrubs, additional patio just off the sun room and views towards the Marble Church.

Garage

19'3" x 10'1" (5.88 x 3.08)

Electric door, mains power, side & rear doors.

To the rear of the garage is a further store room.



Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Continue towards the signs for Glan Clwyd Hospital and opposite the main entrance.





Floor Plan

Garage

Total floor area 174.6 m² (1,880 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.