



**Mews Cottage Bodhyfryd**  
**Llanddulas, Abergel LL22 8EW**

**£265,000**



**STERLING**  
ESTATE AGENTS & VALUERS

Llandulas is one of the ancient parishes of Denbighshire., the name translates as the 'church on the River Dulas' Bodhyfryd is said to have been built in 1822 by a Mr. Matthews, a notable Surveyor from Mold. Its history appears to be linked with a number of notable families in the area - It also had connections to the properties known as Llindir, Plas yn Llysfaen and Plas Dulas. Today the property forms a MID MEWS STYLE HOME of considerable appeal and character approached by a private driveway off Minffordd Road. Just off the drive is a SINGLE GARAGE and 2 CAR PARKING SPACES in front of the property. Substantially built in stone beneath a tiled roof the extensive accommodation affords FRONT PORCH, RECEPTION HALL, LOVELY LOUNGE with INGLENOOK, LARGE FITTED KITCHEN DINING ROOM with 4 OVEN AGA, INNER HALL to SHOWER ROOM & UTILITY. First Floor 3 DOUBLE BEDROOMS & LARGE BATHROOM. There are ornamental gardens to front and rear. The property is gas centrally heated and windows double glazed. Set well back from the road the property is not far from the A55 and within easy travelling to both Abergele and Colwyn Bay. There is also a Primary School and Playschool further up Minffordd Road. EPC D64 Potential B84Ref 7677



### Entrance

Front Porch, tiled floor, leaded inner door to

### Reception Hall

10'9" x 7'10" (3.3 x 2.4)

Tiled floor, under stairs cupboard, central heating radiator

### Lovely Lounge Living Room

15'8" x 12'9" (4.8 x 3.9)

Double glazed bay window to front garden aspect with window shutters, huge natural stone inglenook fireplace and heath, living flame gas fire, delft rack, double glazed side window, deep slate sills, central heating radiator

### Excellent Fitted Kitchen Dining Room

25'3" x 13'1" (7.7 x 4.01)

Double glazed window to front aspect, central heating radiator, tiled floor, beamed ceilings, 4 oven Aga gas range in inglenook recess, 2 side cupboards, mantle above, range of pine base cupboards and wall units, Belfast sink, double glazed french doors

### Inner Hall

Double glazed back door

### Shower Room

9'2" x 5'10" (2.8 x 1.8)

Walk in shower, w.c, double glazed, pedestal wash hand basin, central heating radiator, part tiled walls

### Utility Room off

Plumbing for washing machine, Baxi gas central heating boiler, sink unit

### First Floor

Pine turned staircase off the Hall to First Floor and Landing, double glazed, central heating radiator and cabinet, built in airing cupboard

### Bedroom 1

15'8" x 12'5" (4.8 x 3.8)

Double glazed window with shutters and distant sea views, built in double door wardrobe, central heating radiator

### Bedroom 2

17'0" x 8'10" (5.2 x 2.7)

Double glazed window, built in cupboard, central heating radiator

### Bedroom 3

15'8" x 10'0" (4.8 x 3.05)

Central heating radiator and cabinet, 2 double glazed windows, fitted bookshelves and display units, 4 door wardrobe unit

### Bathroom

9'11" x 8'6" (3.03 x 2.6)

Double glazed window, pedestal wash hand basin, high level w.c, oval bath on paw feet, central heating radiator, part tiled walls

### Outside

Just off the entrance to the communal driveway is a SINGLE GARAGE. There are 2 parking spaces in front of the property, ornamental front garden with centre flower bed, pathways and flagged front courtyard. Tiered rear garden with a paved area and upper lawn. There is a natural waterfall on the boundary at the back of the house descending into a covered well.

### AGENTS NOTE

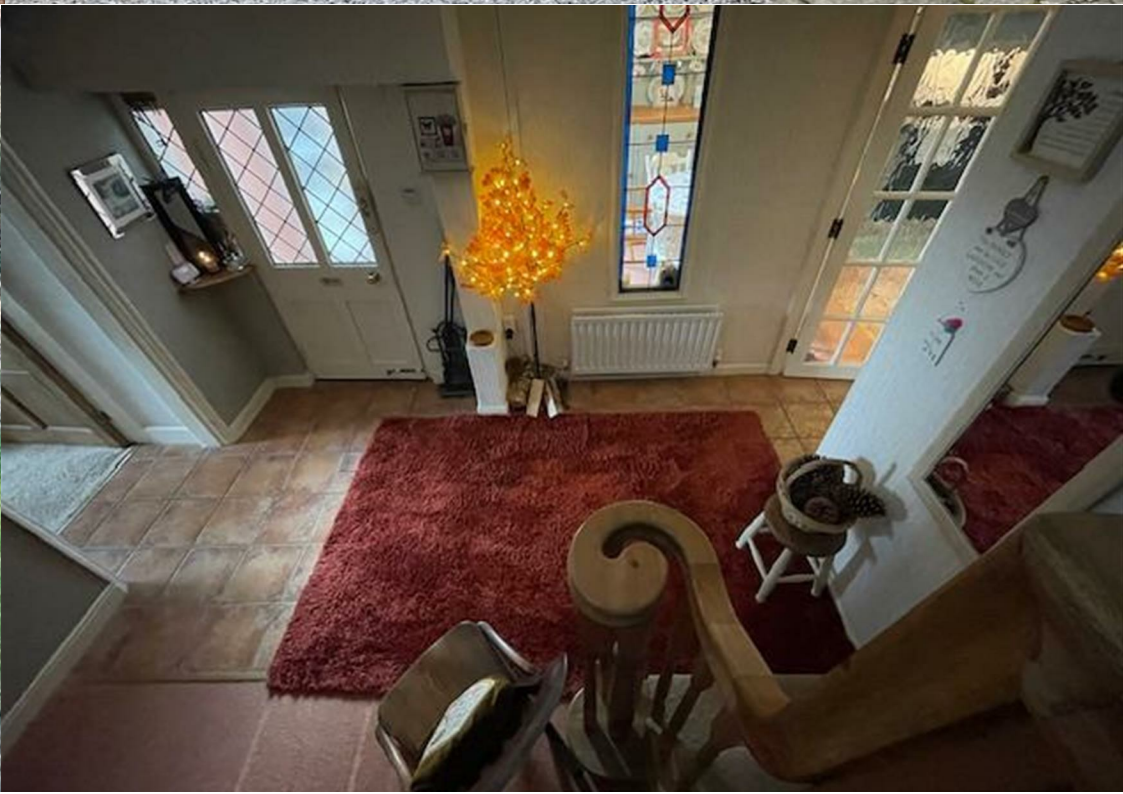
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### AGENTS NOTES;

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
84 (A)		84 (A)	
64 (B)		76 (B)	
54 (C)			
44 (D)			
34 (E)			
24 (F)			
14 (G)			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

