



14 Canolblas Avenue, Bodelwyddan - LL18 5TW

£170,000 Freehold

A two-bedroom semi-detached bungalow with a spacious rear garden, conveniently located close to local amenities and Ysbyty Glan Clwyd, in the village of Bodelwyddan.

SIMPLY ESTATES



Entrance Hall

A bright and welcoming L shape entrance hall

Living Area

18' 4" x 11' 1" (5.60m x 3.37m)

Accessed from the entrance hall, the room is neutrally decorated and features a charming fireplace. A large front-facing window fills the space with natural light, creating a bright and airy atmosphere.

Dining Room

9' 6" x 8' 10" (2.90m x 2.70m)

The open-plan dining room connects seamlessly to the lounge, enhancing the spacious feel of the area. It is neutrally decorated and provides access to the upper floor.

Kitchen

8' 9" x 7' 9" (2.66m x 2.36m)

The kitchen, situated at the back of the property, is equipped with a variety of wall and base units topped with work surfaces. A sink and drainer with a tap are positioned beneath the window, offering views of the garden. The back door opens to the rear garden. Although in need of an update, this kitchen space offers ample room for renovation and improvement, presenting great potential.



Bathroom

6' 0" x 5' 5" (1.82m x 1.65m)

The bathroom features white tiles alongside grey painted walls, complemented by a large window that floods the space with natural light.

Main Bedroom

11' 2" x 11' 0" (3.41m x 3.36m)

Generously sized main bedroom with plenty of space, neutrally decorated and featuring a rear-facing window.

Bedroom Two

12' 2" x 11' 3" (3.70m x 3.43m)

This second bedroom offers a spacious layout, neutrally decorated, and equipped with fitted wardrobes and a Velux window.

Study

8' 10" x 8' 6" (2.69m x 2.58m)

The office space is currently serving as a compact children's bedroom, features neutral decor.

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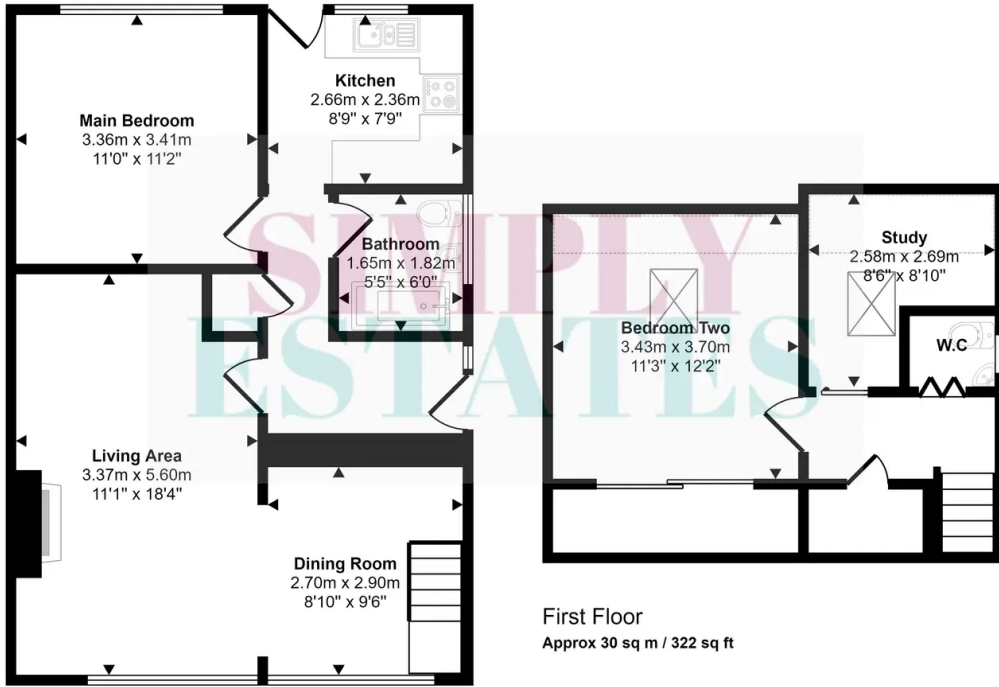
In need of an update, this convenient WC on the second floor is a great addition.

External Areas

The property offers front parking with space for two cars. To the rear, the garden is mainly laid to lawn with two patio areas for entertaining.




Approx Gross Internal Area
87 sq m / 932 sq ft



Ground Floor
Approx 57 sq m / 610 sq ft

First Floor
Approx 30 sq m / 322 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

From our Rhuddlan office, head south-west on High Street towards Castle Street. Continue onto Station Road, then at the roundabout, take the second exit onto Abergele Road. At the roundabout, take the first exit onto Maes Owen. Turn left onto Canolblas Avenue, the property is situated on the left.



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