



## 9 The Village, Bodelwyddan – LL18 5UR

£160,000 Freehold

A charming two-bedroom terraced home close to amenities and transport links. Features include a bright lounge, modern kitchen, two bedrooms and a well-presented bathroom. The enclosed garden with lawn, patio and planting offers a private spot to relax or entertain – an ideal home for professionals, couples or small families.

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### Lounge

11' 11" x 10' 11" (3.64m x 3.32m)

A cosy front lounge featuring a central fireplace, tiled flooring and a front-facing window allowing natural light. Offers space for both seating and dining, with open access to the kitchen and stairs to the first floor. Neutrally decorated and full of potential.

### Kitchen

10' 8" x 7' 1" (3.26m x 2.15m)

Well-equipped kitchen with a range of wood-effect units, contrasting worktops and colourful tiled splashbacks. Includes integrated oven, gas hob with extractor and a large window for natural light.



### Main Bedroom

11' 9" x 9' 1" (3.59m x 2.76m)

A good-sized double room with sloped ceilings, a dormer window bringing in natural light and neutral décor ready for personal touches.



### Bedroom 2

9' 3" x 7' 10" (2.83m x 2.38m)

A bright and airy room with sloped ceiling and front-facing window. Offers space for a single bed or small double, ideal as a child's room, guest space or home office.

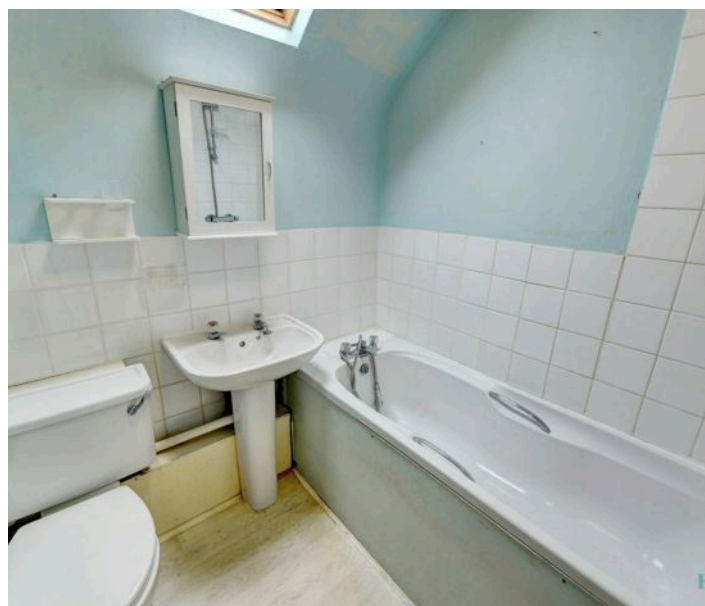
### Bathroom

6' 1" x 5' 11" (1.86m x 1.81m)

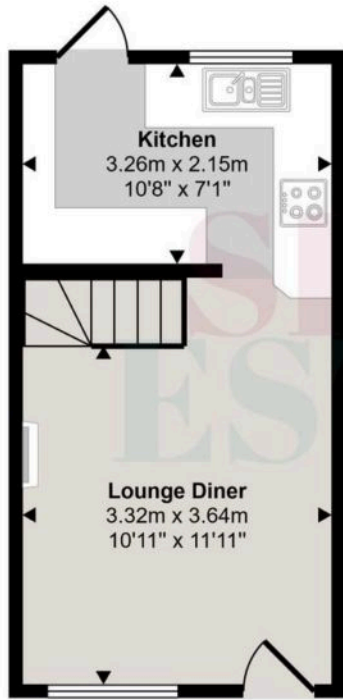
Compact and functional, featuring a white three-piece suite with panelled bath, pedestal sink and WC. Finished with tiled splashbacks for a clean and simple look.

### Garden

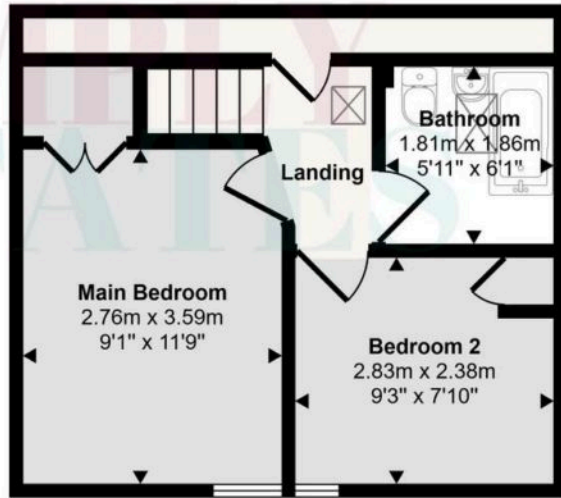
A lovely enclosed garden with a mix of lawn and patio areas, ideal for relaxing or entertaining. Fully fenced with mature planting and a pathway leading to the house. Low maintenance and private.



Approx Gross Internal Area  
50 sq m / 542 sq ft



Ground Floor  
Approx 22 sq m / 236 sq ft



First Floor  
Approx 28 sq m / 306 sq ft

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.

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