



11 Morfa View, Bodelwyddan
£168,000

11 Morfa View

Bodelwyddan, Rhyl

This spacious two bedroom end of terrace house is ideally situated in the sought-after village location of Bodelwyddan, offering convenient access to both Glan Clwyd Hospital and the A55 expressway.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious two bedroom end terrace house
- Village location
- Two receptions rooms
- Well presented accommodation
- Close proximity to Glan Clwyd Hospital & A55 expressway
- Front and rear gardens
- No onward chain





Entrance Porch

6' 1" x 3' 10" (1.85m x 1.18m)

Having uPVC entrance door leading to the living room, lighting, carpeted and a meter cupboard.

Living room

12' 3" x 10' 10" (3.74m x 3.29m)

Spacious and light with part-glazed timber door, carpeted, power points, lighting, radiator and uPVC double-glazed window to the front elevation.

Dining Room

10' 6" x 8' 6" (3.20m x 2.60m)

Timber door from living room, carpeted, power points, lighting, radiator and uPVC double-glazed window to the front elevation. Open plan to the kitchen.

Kitchen

11' 0" x 8' 6" (3.35m x 2.58m)

Being open plan with the dining room and comprising of a range of wall, drawer and base units with laminate worktops over, built in electric oven and gas hob with extractor hood over, uPVC double glazed window overlooking the rear garden, space for under counter washing machine, stainless steel sink with mixer tap over, recessed spot lights and space for dining.

Inner hallway

9' 8" x 2' 11" (2.95m x 0.89m)

Having lighting, power points, carpet, stairs leading up the first floor landing and leading to the rear porch, radiator.

Utility/store room

7' 7" x 6' 0" (2.30m x 1.82m)

Accessed from the inner hallway, carpeted, lighting, uPVC double glazed fixed window, shelving. The space is versatile and could be create a functional downstairs cloakroom.





Rear porch

5' 10" x 4' 1" (1.79m x 1.25m)
Leading to the rear garden area, uPVC double glazed windows, uPVC double glazed door, carpeted and lighting.

Stairs & landing

Spacious landing area with overstairs cupboard, boiler cupboard, carpets, lighting, radiator and uPVC double glazed window.

Bedroom 1

12' 8" x 10' 3" (3.87m x 3.12m)
Double bedroom with carpet, radiator, lighting and double glazed window overlooking the front elevation.

Bedroom 2

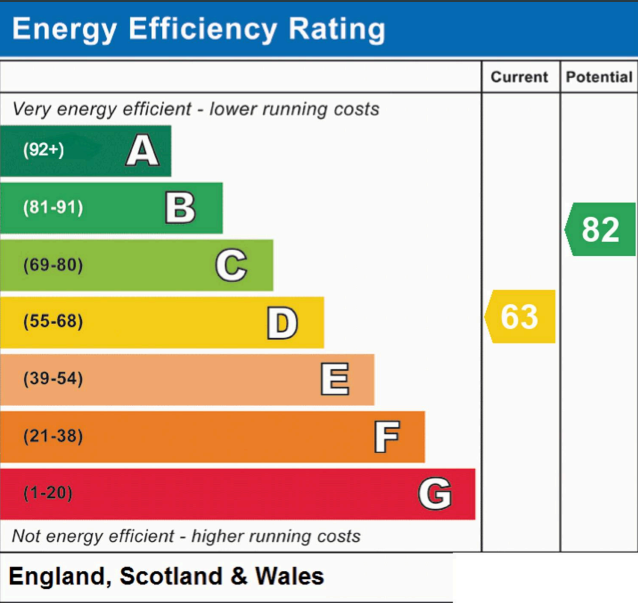
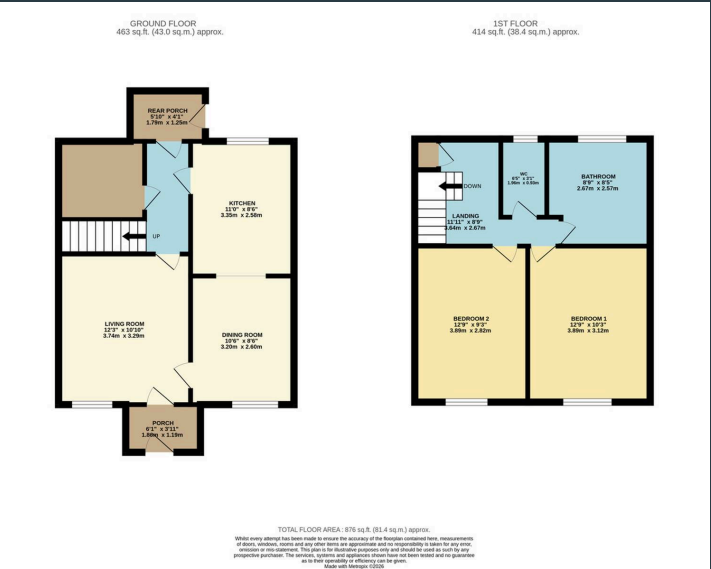
12' 9" x 9' 3" (3.89m x 2.82m)
Double bedroom with carpet, radiator, lighting and double glazed window overlooking the front elevation.

WC

6' 5" x 3' 1" (1.96m x 0.93m)
Having low flush w.c, new laminate wood effect floor, lighting, uPVC glazed window.

Bathroom

9' 4" x 5' 6" (2.84m x 1.68m)
Comprising a two piece suite in white comprising bath with chrome taps and electric shower over with rail, pedestal wash hand basin, new laminate wood effect floor, radiator, obscure glazed window, loft hatch and inset spotlighting.





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