



4 Geinas Terrace, Bodfari, LL16 4DF

£170,000

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EPC - F29 Council Tax Band - C Tenure - Freehold

Geinas Terrace, Bodfari

3 Bedrooms - House - Terraced

A charming three-bedroom end-of-terrace country cottage, beautifully situated in the village of Bodfari, just a short distance from Aberwheeler on the Denbigh to Mold road. The property offers two comfortable reception rooms, a well-appointed kitchen, and a ground-floor bathroom, along with three bedrooms to the first floor. Externally, the cottage benefits from a characterful stone-built two-storey outbuilding and a separate garden featuring a picturesque stream, providing a tranquil outdoor space to enjoy.



Sitting Room

11'11" x 9'1" (3.655 x 2.789)

Living Room

12'0" x 11'10" (3.666 x 3.631)

Kitchen

12'2" x 6'3" (3.727 x 1.924)

Bathroom

8'2" x 6'6" (2.509 x 1.99)

Bedroom One

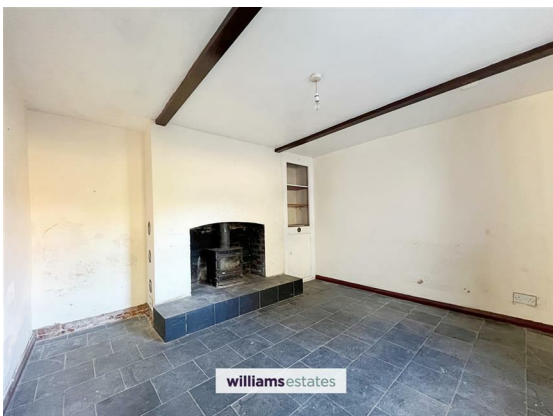
13'3" x 12'4" (4.060 x 3.767)

Bedroom Two

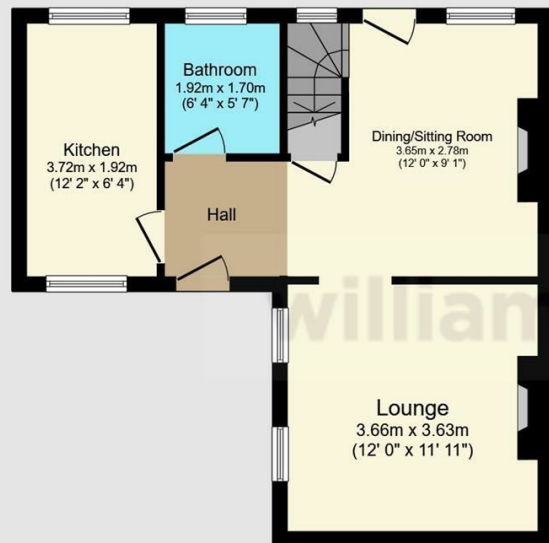
12'0" x 11'11" (3.664 x 3.638)

Bedroom Three

11'11" x 9'2" (3.641 x 2.802)







Total floor area: 83.3 sq.m. (896 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		29
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



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.

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