

## 9 The Village, Bodelwyddan – LL18 5UR

£160,000 Freehold

Introducing this charming 2-bedroom terraced home, ideally located close to local amenities and excellent transport links.

**SIMPLY ESTATES**



Introducing this charming 2-bedroom terraced home, ideally located close to local amenities and excellent transport links. Inside, the property offers a bright lounge, modern kitchen, two bedrooms and a well-presented bathroom.

Outside, a low-maintenance enclosed garden provides a private space with lawn, patio and mature planting, perfect for relaxing or entertaining.

An ideal home for professionals, couples or small families.



- › Two Bedroom Terraced House
- › Low Maintenance Gardens
- › Close To Local Amenities
- › Good Transport Links
- › EPC Rating D

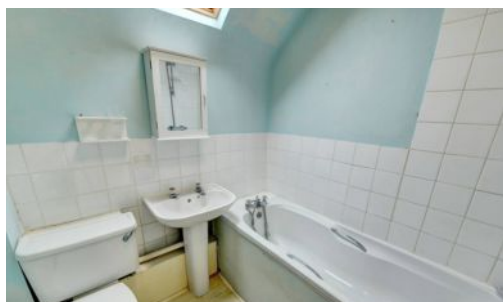


Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

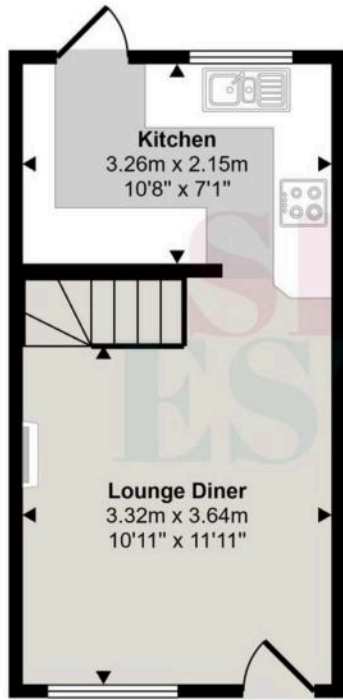




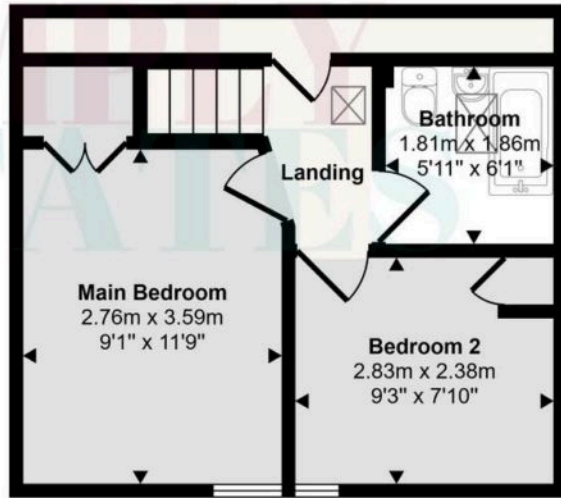




Approx Gross Internal Area  
50 sq m / 542 sq ft



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.

## Our Team



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