




Coed Derw, Rhuddlan Road, Bodelwyddan, Denbighshire, LL18 5UN

Guide Price £225,000

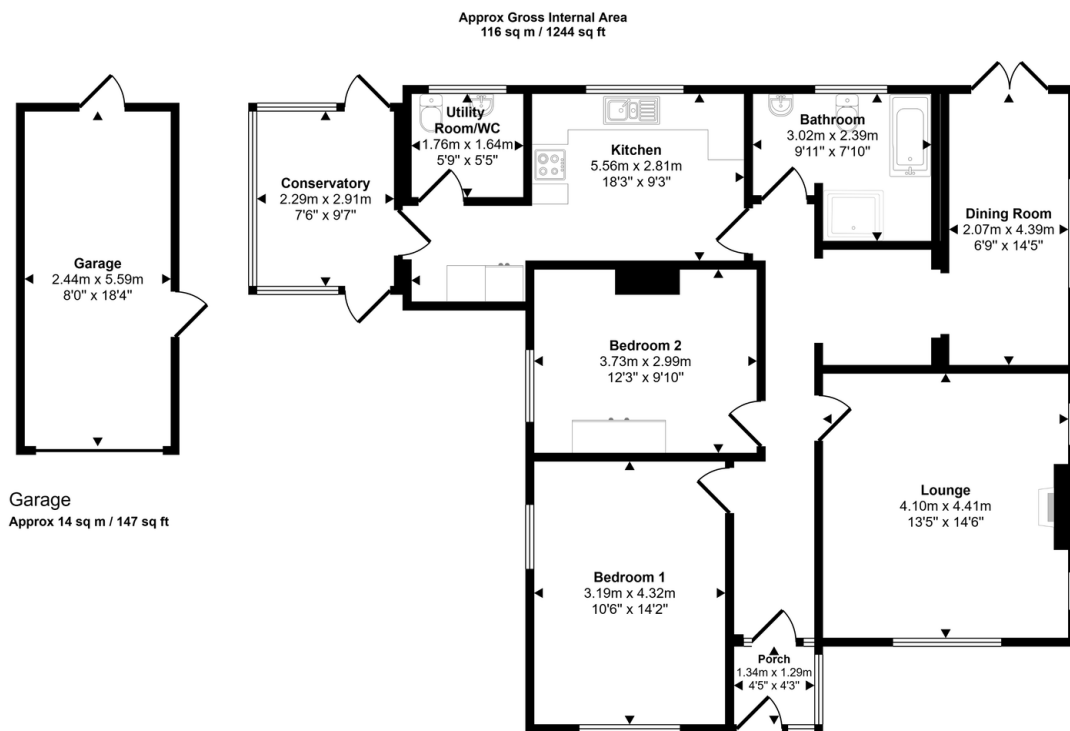
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This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

## Key Features

- Detached bungalow
- No forward chain
- For Sale by Modern Auction – T & C's apply
- Two double bedrooms
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- EPC rating - E
- Council tax band - E
- Freehold



Floorplan  
Approx 102 sq m / 1098 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.

### CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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