



## 9 Bro Lleweni, Aberwheeler, Bodfari, Denbighshire, LL16 4BQ

**£265,000**

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**EPC - D65**

**Council Tax Band - F**

**Tenure - Freehold**



# Bro Lleweni, Bodfari

## 3 Bedrooms - Bungalow - Detached

**\*\*No Chain!\*\*** - A spacious detached four bedroomed bungalow, located in the village of Bodfari. The accommodation briefly comprises of entrance hall, living room, dining room, kitchen, three bedrooms and bathroom. Further benefits include double glazing throughout, oil central heating, gardens to the front and rear, garage and driveway. Viewing highly recommended. EPC Rating D65



### Description

The property is located in the semi-rural village of Bodfari, which resides within a designated Area of Outstanding Natural Beauty. Being close proximity to a school and the Dinorben Arms restaurant. Bodfari has easy access to the towns of Denbigh, Ruthin and Mold via the A541, B5429 and further afield via the A55 expressway.

### Accommodation

uPVC front door leads into:

### Entrance Hallway

Having radiator, power points, two storage cupboards, loft access hatch and accommodation off.

### Lounge

17'11" x 13'4" (5.46 x 4.06)

With a feature fireplace and open fire, radiator, power points and uPVC window to the front elevation and into the front porch.

### Dining Room

9'9" x 9'9" (2.97 x 2.97)

Having radiator, power points, feature serving hatch into the kitchen and uPVC window to the front elevation.

### Kitchen

11'6" x 11'2" (3.51 x 3.40)

Offering a range of wall, drawer and base units with work surfaces over, sink with drainer and mixer tap, space for fridge/freezer, void for cooker, plumbing for washing machine, Worcester boiler, radiator, power points, part tiled walls, uPVC window to the side and further uPVC obscure door gives access to the side elevation.

### Bedroom One

13'0" x 12'1" (3.96 x 3.68)

Having radiator, power points and uPVC window to the rear elevation.

### Bedroom Two

12'1" x 9'10" (3.68 x 3.00)

Having radiator, power points and uPVC window to the rear elevation.



### Bedroom Three

8'11" x 7'10" (2.72 x 2.39)

Radiator, power points uPVC window to the rear with uPVC door adjacent



### Family Bathroom

8'8" x 8'6" (2.64 x 2.59)

A white suite offering corner bath, vanity unit with basin and W.C, heated towel rail, fully tiled walls and dual aspect uPVC obscure window to the side.

### Garage

17'11" x 8'6" (5.46 x 2.59)

With up and over door, power, lighting and ample storage space.

Hallway to the side gives access to the front and rear elevations.

Doorway leads to:

### Storage Room

12'3" x 5'10" (3.73 x 1.78)

With the potential to be a utility room/ storage with window to the front, power and lighting.



### Outside

The property is approached via a good size driveway for ample off road parking and lawn area to the side.

Access to the rear garden to each side.

The rear garden has a range of patio areas, stocked borders, fruit trees, hedging and lawn area to the centre, bounded by timber fencing for privacy.

### Directions

Proceed from our Denbigh office down Vale street. At the traffic lights turn left onto Rhyl road. Proceed along over the mini roundabout passing the Shell petrol station on the left hand side. On approaching the roundabout take the third exit off signposted Mold/Bodfari. Continue along this road passing St Bridgets school and Denbigh Gliding Club. At the junction turn right signposted Bodfari. Proceed along on entering the village Bodfari turn right signposted Aberwheeler. Continue along this road and then take the right turning into Bro Lleweni and the property can be seen on the left hand side by way of our for sale board.





**Ground Floor**

Approx. 108.8 sq. metres (1171.4 sq. feet)

Total area: approx. 108.8 sq. metres (1171.4 sq. feet)

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.