



Bryn Morfa
Bodelwyddan
Rhyl
Denbighshire
LL18

Offers In Excess Of £245,000

bettermove

Bryn Morfa Rhyl

Bettermove are proud to present this 3 bedroom bungalow in Bodelwyddan.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway and garage.

The council tax band is D.

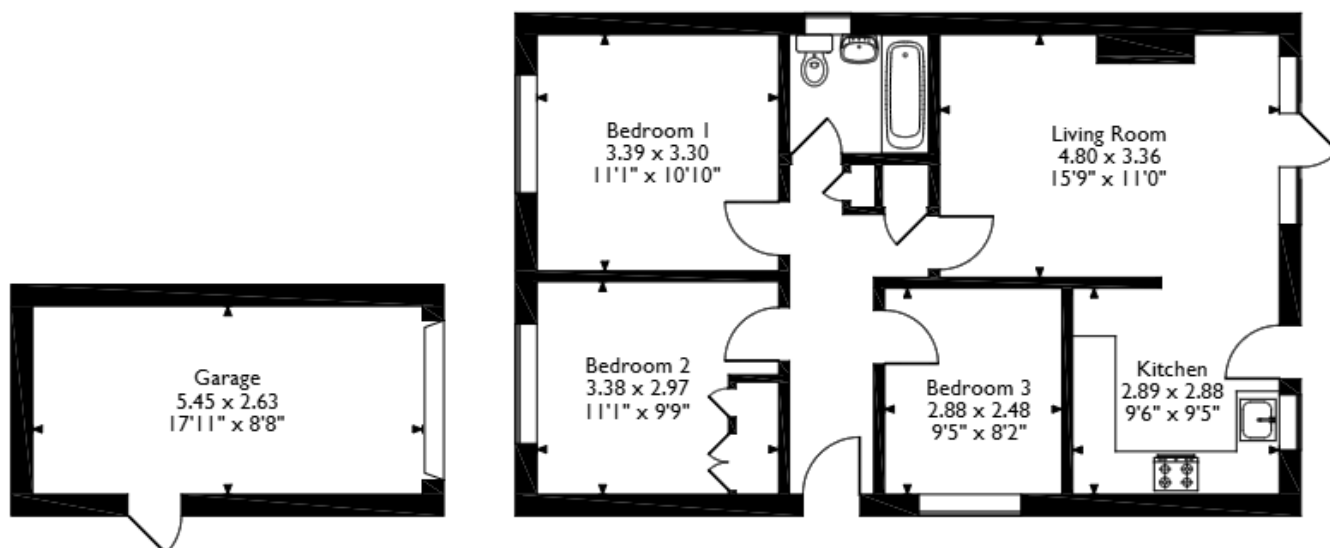
The interior of this well presented property comprises a spacious living room, fitted kitchen, three well-sized bedrooms, and a family bathroom. The exterior boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the sought after village of Bodelwyddan, Rhyl, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to Rhyl Beach. Excellent transport connections can be found from Rhyl train station, a variety of local bus routes, and quick access to the North Wales Expressway.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Bryn Morfa, Bodelwyddan, Rhyl
 Approximate Gross Internal Area
 Main House = 67 Sq M/721 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 81 Sq M/872 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	85
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	71	77
England, Scotland & Wales	EU Directive 2002/91/EC	



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