



 Jones & Redfearn

## Bodannerch

**£340,000**

Nestled in the charming area of Bodannerch Drive, Rhyl, this delightful semi-detached house offers a perfect blend of comfort and space for family living. The surrounding area of Rhyl is known for its vibrant community and proximity to local amenities, schools, parks, and shops just a stone's throw away, everything you need is within easy reach.

Upon entering, you are greeted by an entrance porch leading to the entrance hallway, two inviting reception rooms, kitchen / dining room with a utility space, and a useful downstairs wc and cloak room, providing ample space for entertaining guests or enjoying quiet family evenings. The layout of the ground floor is designed to enhance the flow of natural light, creating a warm and welcoming atmosphere throughout. To the first floor there are four well-proportioned bedrooms, and boasts from having a bathroom, shower room, and wc, ensuring convenience for busy households.

There are garden areas to the front a rear of the property, two driveways providing off road parking and a garage. The property also benefits from central heating and double glazing and 2 Driveways.

This semi-detached house on Bodannerch Drive is not just a property; it is a place where memories can be made. The property is ideal for those seeking a home that accommodates both relaxation and practicality. This residence offers the perfect opportunity to enjoy a comfortable lifestyle in a lovely part of North Wales. Do not miss the chance to make this house your home, must be viewed to be fully appreciated. Bodannerch Drive is an unadopted road.



## Porch

## Entrance Hall

### Lounge

23'6 x 15'9 (7.16m x 4.80m)

### Sitting Room

12'5 x 12 (3.78m x 3.66m)

### Kitchen / Diner

19 x 16'1 (5.79m x 4.90m)

American style fridge, Rangemaster Cooker, and built in appliances.

### WC

## Landing

### Bedroom 1

12'6 x 12 (3.81m x 3.66m)

### Bedroom 2

15'9 x 8'7 (4.80m x 2.62m)

### Bedroom 3

11'8 x 10'6 (3.56m x 3.20m)

### Bedroom 4

8'8 x 7'8 (2.64m x 2.34m)

## Bathroom

## Shower Room

### WC

## Exterior

The property boasts beautifully maintained gardens to both the front and rear. At the front, you'll find a combination of lawn, concrete, and brick-paved areas, along with two driveways that offer ample off-road parking and access to the garage. The rear garden features a mix of lawn and paved areas, enhanced by vibrant flowers and well-established plants that create a truly peaceful and inviting atmosphere. Additional access to the garage is also available from the rear.

## Directions

From the agents office proceed along Russell Road taking the fourth turning on the right hand side and Number 23 will be found on the right hand side.

## Agents Notes

### Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 2nd July 2025
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND D PENDING CONFIRMATION - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	81	Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	59	(92-91) B	
(81-80) B		(80-79) C	
(69-68) C		(55-68) D	
(55-54) D		(39-54) E	
(21-38) E		(21-38) F	
(1-20) F		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	



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