



**Floor Plan**

Floor area 137.0 sq. m. (1,475 sq. ft.) approx

Total floor area 137.0 sq. m. (1,475 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>1</b>	<b>1</b>	<b>1</b>
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Denbighshire County Council

**DATE:**

18th May 2021



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£250,000

- Detached bungalow
- Lounge/dining room
- Three double bedrooms
- Single garage

**CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008**  
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A detached bungalow within this quiet cul de sac in Bodelwyddan village. Bodelwyddan is a popular location and is home to the general hospital. Attractions such as the Marble Church and Castle are also close by and there are several local shops, a primary school and regular bus services into the nearby towns of Rhyl and Prestatyn. The A55 Expressway is also within minutes of this property offering a quick commute along the North Wales coastline and beyond. The bungalow has well planned accommodation which includes three double bedrooms and a stylish shower room. Benefitting from uPVC double glazing, gas central heating, a single integral garage and secluded gardens to the front and rear.

### KITCHEN

10' 1" x 9' 0" (3.08m x 2.75m) Fitted with a range of wall and base cabinets with worktop surfaces over. Space and plumbing for dishwasher and washing machine, space for cooker and fridge freezer. Single bowl sink and drainer with mixer tap over and wall hung Worcester gas boiler. Part tiled walls, power points, radiator and hatch to dining area. Window overlooking the front garden and door to garage.

### INNER HALL

With coved ceiling, radiator and storage cupboard with sliding doors.

### BEDROOM ONE

14' 10" x 10' 8" (4.53m x 3.26m) With coved ceiling, radiator, power points, side window and sliding patio doors to;

### CONSERVATORY

9' 4" x 7' 2" (2.87m x 2.20m) Of metal construction with single glazing.

### LOBBY

UPVC glazed entrance door into lobby. Glazed timber door to;

### LOUNGE/DINER

25' 1" x 19' 11" (7.66m x 6.08m) A large room with the dining area to one corner. Coved ceiling, two side windows and a front bay window, three radiators and power points. Fitted gas fire within brick surround and timber mantle. Door to;

### BEDROOM TWO

11' 8" x 10' 8" (3.57m x 3.26m) With coved ceiling, radiator, power points and window to the rear.

### BEDROOM THREE

11' 8" x 9' 8" (3.56m x 2.95m) Currently used as an office. With coved ceiling, radiator, power points and window to the rear.

### SHOWER ROOM

8' 3" x 7' 8" (2.54m x 2.34m) A stylish shower room with fully tiled walls and floor. Contemporary fittings including a low flush wc and wash hand basin within cabinets, large shower cubicle, electric mirror and chrome ladder style radiator. Ceiling spotlights, loft access, airing cupboard and obscure glazed window.

### OUTSIDE

To the front, a lawn is bordered by mature shrubs and there is a driveway leading to the GARAGE with electric remote control roller shutter door, power and light, side window and door. A timber gate gives access to the rear garden which is fully enclosed with timber fencing and has a patio area, timber shed and lawn, all surrounded by stocked borders.



### SERVICES

Mains electric, gas, water and drainage are connected or available. Please note no appliances are checked by the selling agent.

### DIRECTIONS

From the agent's office at Abergele, join the A55 Expressway and exit at the next junction at Bodelwyddan. Bear right at the roundabout, pass the Marble Church, and take the next turning on the left into Cilgant Eglwys Wen. Follow the road and Lowther Court will be seen. Number 5 is on the right.