



, Cerrigydrudion, Corwen LL21 9SW £299,950

Monopoly Buy Sell Rent is pleased to present Bodlondeb, a versatile residential block comprising three self-contained flats, situated in the popular village of Cerrigydrudion. Offering excellent flexibility, the property represents an attractive opportunity for investors, multi-generational living, or purchasers seeking multi-unit accommodation in a well-connected village setting. Externally, the property benefits from a shared garden with a lawn and decked seating area, along with a large tarmacked parking area providing ample off-road parking for the residents of each flat. Internally, the accommodation is arranged over both ground and first floor levels, offering a practical and varied layout with a selection of double bedrooms, spacious reception rooms, and functional kitchens and bathrooms across all three units.

- Three Self-Contained Flats within One Property
- Large Shared Tarmacked Parking Area
- Mixture of One, Two & Three-Bedroom Flats
- Useful Storage Throughout
- Excellent Potential for Investment Income
- Shared Lawned Garden with Decked Seating
- Spacious Living Areas with Pleasant Outlooks
- Council Tax Band A; Freehold Property



Flat 1

Ground Floor Three-Bedroom Flat.

A generously proportioned ground floor flat offering three bedrooms and well-balanced living accommodation, ideal for families or those seeking flexible space.

Kitchen

Fitted with cream units complemented by dark worktops, the kitchen features wood-effect lino flooring, tiled splashbacks, spotlighting, space for an electric cooker with extractor hood above, plumbing for a washing machine and room for a tall fridge freezer. A window and external door open to the rear, while an internal door leads directly into the living room.

Living Room

A spacious principal reception room with tiled flooring and ample room for both lounge and dining areas. A deep front-facing window with sill draws in natural light, while the fireplace with tiled surround forms an attractive focal point. A built-in cupboard houses the air/ground source heating and solar power controls, and a door leads through to the hallway.

Hallway

An L-shaped inner hallway with fitted carpet, radiator and UPVC front door, giving access to all bedrooms and the bathroom.

Bedroom 1

A comfortable double bedroom with carpeted floor, space for wardrobes, a front-facing UPVC window with deep sill and radiator.

Bedroom 2

A good-sized double bedroom enjoying a front-facing window with deep sill, space for wardrobes and radiator.

Bedroom 3

A further double bedroom with carpeted floor, side window and radiator. Currently being used as a storage space.

Dressing / Storage Area

A practical ancillary space with tiled floor, full wall storage cupboard, radiator and direct access to the bathroom.



Flat 2

First Floor Flat

Positioned on the first floor, this flat enjoys elevated front-facing outlooks and a practical layout suited to owner-occupiers or tenants alike.

Entrance Area

Accessed via steps rising to the flat, with a useful cloaks area on entry.

Lounge

A welcoming reception room with fitted carpet, a front-facing UPVC window enjoying attractive views, an additional window bringing in further natural light, and an open fireplace with tiled surround.

Kitchen

Fitted with lino flooring, tiled splashbacks and strip lighting, the kitchen provides an electric oven, space for a tall fridge freezer, plumbing for a washing machine and a front-facing window with pleasant views.

Bedroom 1

A double bedroom with fitted carpet, space for a wardrobe, radiator, and front-facing window enjoying open views.

Bedroom 2

A further double bedroom with carpeted floor, radiator, front-facing window with views, and housing for the solar control box.

Bathroom

Fitted with a bath having an electric shower over, pedestal wash hand basin and WC. The room also benefits from an airing cupboard with air source heating, a privacy window to the rear, tiled splashback areas, a tall radiator and a vinyl tiled-effect floor.

Flat 3

Additional Self-Contained Flat

A further self-contained flat offering compact and manageable accommodation, ideal as an additional rental unit.

Entrance Hall

A central entrance hall with fitted carpet, radiator and doors leading to all rooms.



Bathroom

Fitted with WC, wash hand basin and bath with electric shower over. The room also includes tiled splashback areas and a privacy window.

Bedroom

A double bedroom with carpeted floor, space for wardrobes, rear-facing window and radiator.

Kitchen

Fitted with cream units, vinyl flooring, stainless steel sink and tiled splashbacks. There is space for an electric cooker and washing machine, a radiator, a rear-facing window, and a door leading to the rear porch.

Rear Porch

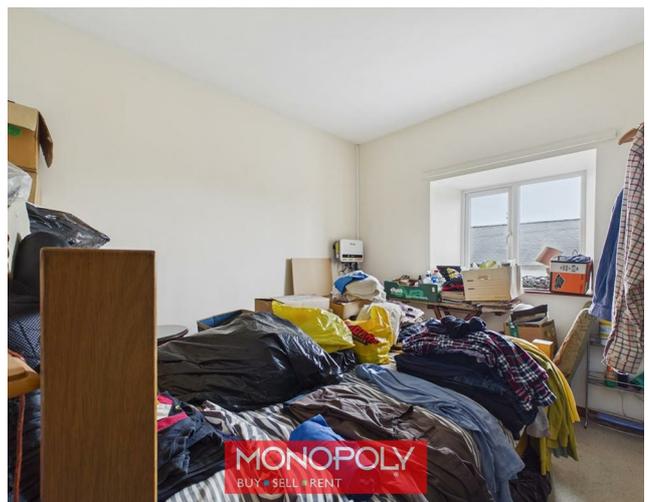
A useful additional space with corrugated roof, vinyl floor, and glazed windows and doors.

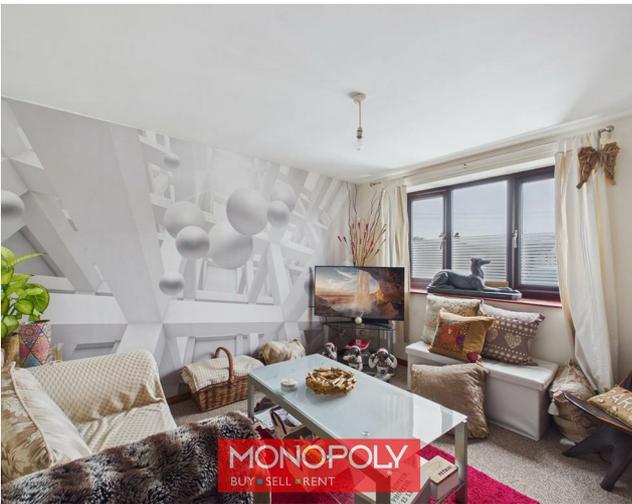
Outside

Bodlondeb enjoys communal outdoor space designed for practicality and day-to-day enjoyment. The shared garden includes a lawned section together with a decked area, creating an attractive setting for outdoor seating. A particularly valuable feature is the expansive tarmacked parking area, laid out to provide parking spaces for each flat.

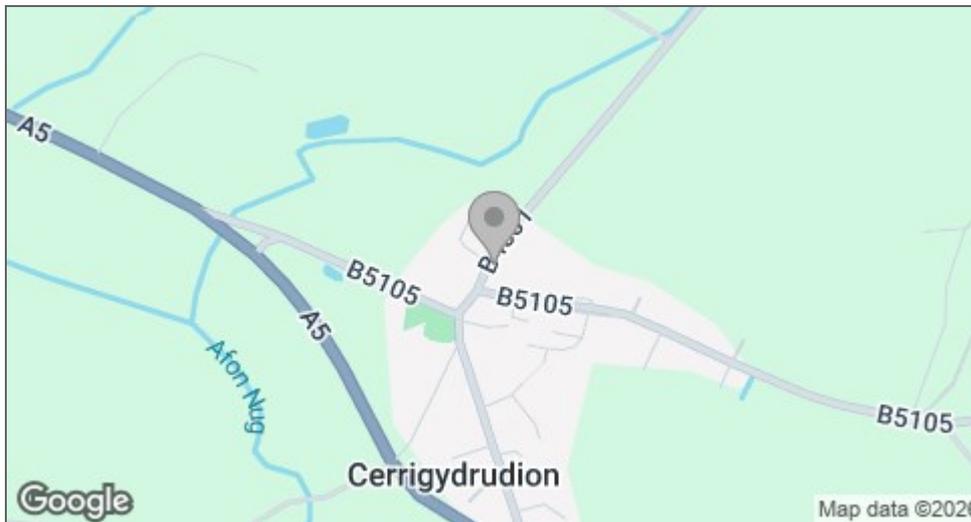












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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			
England & Wales EU Directive 2002/91/EC			

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

