

2 Bed Cottage In Hen Lon , Llangristiolus, Bodorgan, LL62 5RB £650,000





# SHORT DESCRIPTION

Property Ref: 14162 We are pleased to present an exceptional location at Hen Lon, Llangristiolus, Bodorgan, LL6. This wonderful residence boasts 2 /3 bedrooms, 2 bathrooms, and 1 /2 living rooms, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a and parking, with 5 acres of prime land. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Property Type: Cottage Full selling price: £650000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC Rating:F Measurement:11915.65 ssq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Driveway, Gated, Private Heating Type: Double Glazing, Night Storage Chain Sale or Chain Free: Chain Free Possession of the property: N/A -----



Bed Room(s)



Bath Room(s)



Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## Energy rating and score

This property's energy rating is F. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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