



## , Corwen LL21 9DH

**£315,000**

Monopoly Buy Sell Rent is pleased to offer for sale 'Penybryn' a well-presented and deceptively spacious detached dormer bungalow, situated on the edge of the rural village of Gwyddelwern set in an elevated position enjoying beautiful open countryside views. The property is approx. three miles from Corwen and nine miles from Ruthin with a bus stop nearby.

The well-appointed property comprises an entrance hall, reception hallway with oak-engineered flooring, lounge with fireplace, conservatory with stunning views, a large kitchen diner, utility room, downstairs WC, three bedrooms with one on the ground floor having an en suite shower room, and a modern fitted family bathroom. Added benefits include oil-fired central heating, double glazing throughout, oak-engineered flooring in parts, and oak-veneered doors. A sweeping driveway leads to the garage with extensive parking for up to five vehicles having wrap-around gardens and a paved patio area enjoying elevated views.

A MUST VIEW TO FULLY APPRECIATE!

- Spacious Detached Dormer Bungalow
- Three Double Bedrooms & En Suite Shower
- Wrap Around Garden with Garage & Parking
- Large Fitted Kitchen Diner & Utility Room
- Freehold Property
- Well Presented and Well Appointed Throughout
- Elevated Position with Open Countryside Views
- Engineered Oak Flooring & Oak Veneered Doors
- Conservatory with Patio Area
- Council Tax Band E



## Entrance Hall

1.63 x 1.22 (5'4" x 4'0")

A brown uPVC front door leads you into this useful entrance hall with engineered oak flooring, there are hooks to hang your coats, space for your shoes and oak veneer door leads you into the reception hallway. This space is currently used as storage.

## Reception Hallway

A spacious hallway with beautiful engineered oak flooring and a wooden turned spindled staircase leads you up to the first floor having a useful storage cupboard underneath, beautiful oak veneered doors lead you to most rooms.

## Lounge

4.42 x 4.23 (14'6" x 13'10")

A spacious lounge with a feature fireplace housing a log burner with slate hearth, brick surround, and wooden mantle. A double-glazed window overlooks the front of the property enjoying elevated open countryside views, with carpeted flooring, radiator and French doors giving access to the Conservatory and an oak veneered door leading into bedroom 3.

## Conservatory

3.30 x 3.00 (10'9" x 9'10")

A good-sized conservatory with dwarf walling and double-glazed windows that provide stunning views of the surrounding countryside with a wall-mounted heater, tiled flooring, and French doors leading out to the rear garden.

## Kitchen Diner

6.40 x 3.47 (20'11" x 11'4")

A fabulous triple-aspect kitchen diner that is roomy and light, fitted with a range of painted wall, base, and drawer units having woodblock effect worktops, an integrated electric oven, electric hob and hood, integrated dishwasher and under counter fridge, modern composite sink and drainer with mixer tap and tiled splashbacks. Double glazed windows overlook the front, side and rear of the property allowing natural light and providing countryside views, with a beam, radiator, and tiled flooring.

## Utility

Useful utility room fitted with base and wall units having a single drainer sink, shelving to keep your shoes or wine with granite effect worktops, tiled splashback, and spaces for all white goods. Tiled flooring and a uPVC double-glazed door and window leads you to the rear of the property.

## Downstairs WC

2.36 x 1.14 (7'8" x 3'8")

Fitted with a wall-mounted hand wash basin with tiled splashback and WC, having engineered oak flooring, a radiator, and a double-glazed window with privacy glass overlooking the rear of the property.



### Bedroom 3

3.40 x 2.37 (11'1" x 7'9")

Situated on the ground floor having a double-glazed window overlooking the rear of the property with carpeted flooring, radiator and a door leading into the shower room. A versatile room that is currently being used as a playroom and office.

### Bed 3 En Suite Shower Room

2.36 x 0.73 (7'8" x 2'4")

Fully tiled room fitted with a shower cubicle housing an electric shower, extractor fan, and seating area.

### Landing

The carpeted landing has a Velux window, an airing cupboard with lights housing the hot water cylinder, and oak veneered doors leading to all rooms.

### Master Bedroom

4.88 x 4.24 (16'0" x 13'10")

Generous master bedroom with built-in wardrobes and dressing table having the drawers going into the eaves. Dual aspect and double-glazed dormer windows overlooking the front and rear of the property with carpeted flooring, radiator, a hatch accessing the loft, and extensive under-eaves storage.

### Bedroom 2

4.89 x 3.52 (16'0" x 11'6")

A sizable double bedroom with dual aspect double glazed dormer windows having generous under eaves storage, a radiator, and carpeted flooring.

### Family Bathroom

3.16 x 1.88 (10'4" x 6'2")

A fabulous modern bathroom fitted with a four-piece suite comprising panelled bath, hand wash basin with matt grey vanity unit underneath, corner shower cubical, a matt grey WC unit with cistern and modern pan, storage space under the eaves, a chrome heated towel rail, wood effect vinyl flooring and a double glazed window overlooking the rear of the property.

### Garage

5.37 x 3.67 (17'7" x 12'0")

A larger than average single garage with concrete flooring, wooden double doors, blacked-out window having power and light.

### Externally

The sweeping driveway leads you to the extensive tarmac parking, turning area and garage. The gardens are mainly laid to lawn and wrap around the property having mature trees and evergreen shrubs with a pathway leading you to the patio area which enjoys elevated breathtaking views, with a newly laid fence, a log store, and the oil-fired boiler by the back door.















Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

