



**Mynachtyd Uchaf , Glyndyfrdwy, LL21 9BS**

**Price £350,000**

A rare opportunity to the market is this stylish two bedroom converted barn, presented in immaculate condition with stunning rural views and ample parking. The accommodation briefly comprise spacious lounge with wood burner, garden/dining room, modern fitted kitchen, two bedrooms and well appointed shower room. Externally there are gardens to front and rear, ample parking and large timbre framed workshop/office with power and lighting.



## Location

The village of Glyndyfrdwy is situated five miles to the west of Llangollen, on the main A5. The village provides a most appealing residential location with picturesque views over the Dee Valley and a station on the Llangollen railway. Easy daily commuting to the major commercial and industrial centre to the east is provided by the A5, whilst to the west there is the magnificent Snowdonia National Park, and the inland water sports centre of Bala.

## Accommodation

Entrance door opens into the hallway with doors off to:-

### Lounge 18'4" x 14'8" (5.61 x 4.49)

A lovely family room with high ceilings, velux windows, central wood burner, exposed beams and stone wall.

### Kitchen 12'1" x 6'2" (3.69 x 1.88)

Fitted with a modern range of grey fronted base and wall units complimented by work surface areas incorporating circular sink and drainer with window above. Gas hob with stainless steel extractor above and oven/grill below, slimline dishwasher, under unit lighting, part tiled walls, lower unit lighting, external door to side.

### Garden/Dining Room 13'0" x 10'2" (3.97 x 3.10)

A great addition to the property is this versatile room offering far reaching views through the large glass windows and having patio doors opening into the garden, tiled floor.

### Bedroom One 11'9" x 10'11" (3.60 x 3.35)

Double bedroom with window to rear, fitted wardrobes and radiator.

### Bedroom Two 11'1" x 8'11" (3.39 x 2.73)

Double bedroom with fitted wardrobes, window to rear, mezzanine level with velux window and spotlights under, radiator.

## Shower Room

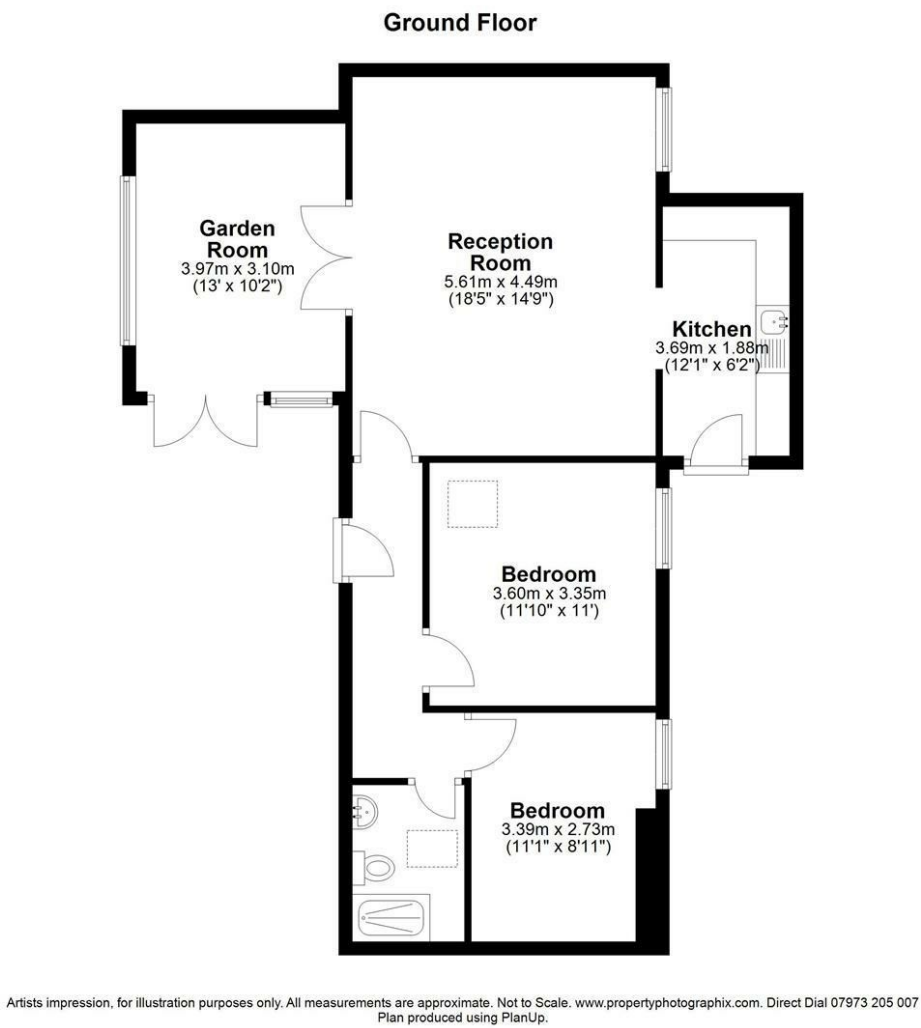
Shower enclosure with central control system and shower take off, w.c, wash hand basin with vanity unit under and illuminated mirror above, fully tiled walls and floor.

## Outside

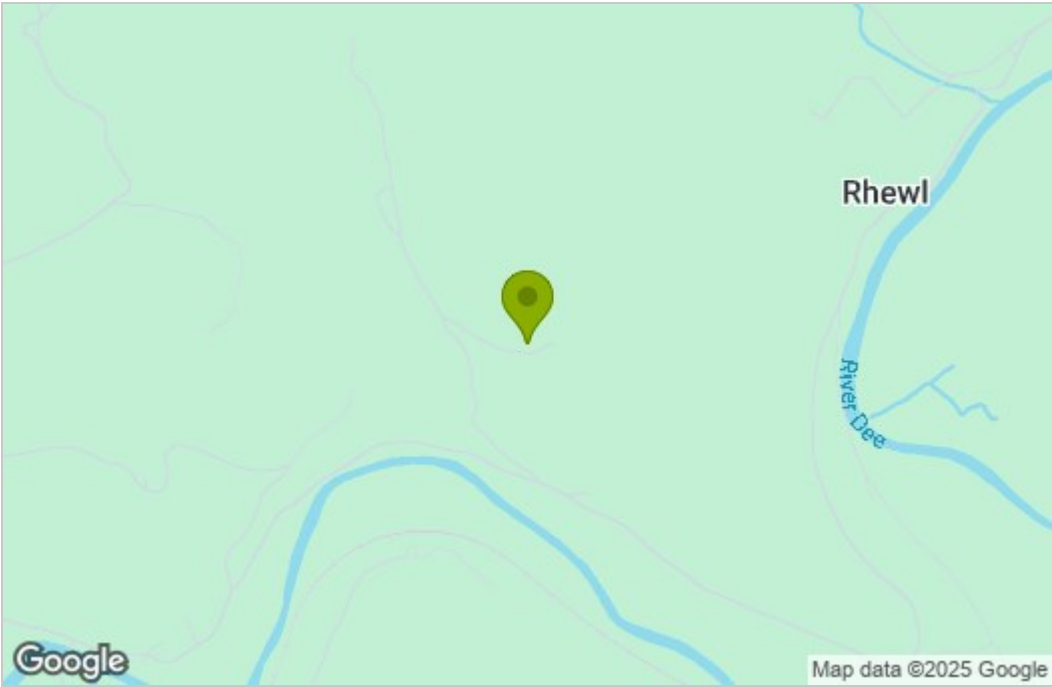
Private gates open into the gravelled drive with ample parking, lawned garden with stocked borders lead to the entrance door and garden room, paved patio, large timber framed workshop/office, log store. To the rear is a lawned garden with path to the kitchen door.



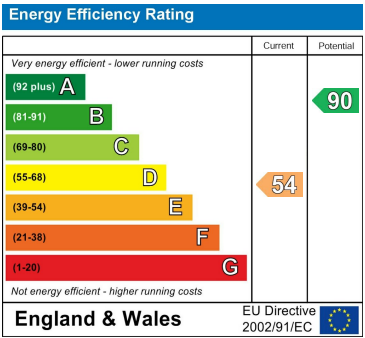
Floor Plan



Area Map



Energy Efficiency Graph



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