



Greystones , Bryneglwys, LL21 9LL

Price £385,000

A well appointed and spacious three bedroom detached bungalow set within large plot offering ample parking with spacious sunny aspect rear garden commanding views over the Welsh hills. Located in the pretty rural village of Bryneglwys. The versatile accommodation divides to provide a modern and stylish self contained Annex which is currently run as a holiday let. The accommodation briefly comprises entrance hall which sub divides with doors off to the main bungalow and the Annex. Large open plan family kitchen/diner and day room, living room, two bedrooms and bathroom. The Annex has well appointed modern kitchen/lounge/diner with spacious bedroom and stylish shower room. This property really must be seen to be appreciated. Energy Rating D (61)

Location

Bryneglwys is a small rural village within Denbighshire. The village lies to the northeast of Corwen on a hill above a small river, Afon Morwynion. Nearby town of Corwen (5 miles) and Ruthin (8 miles) offer a range of shops, restaurants and boutique outlets.

Accommodation

Composite entrance door with glazed panel opens into:-

Entrance Hall

Welcoming entrance hall with natural light provided by the large velux window, radiator. Two internal doors give access to the main bungalow and the Annex.

The Bungalow

Inner door opens into the spacious hallway with doors off to all rooms.

Living Room 13'7" x 15'1" (4.15 x 4.62)

A light and airy room offering delightful views of the rolling hills beyond through the double glazed windows to rear (tilt and turn) and side, Dimplex Quantum storage heater,

Open Plan Living 24'0" x 22'1" (7.33 x 6.74)

A spacious family/entertaining room comprising kitchen/diner and day room.

The well appointed kitchen is fitted with White gloss base and wall units complimented by wood grain effect work surfaces incorporating stainless steel sink unit with large double glazed window above offering far reaching views. "Neff" electric hob with extractor above, integrated "Hotpoint" oven, integrated microwave, integrated dishwasher, plumbing for washing machine, space for fridge/freezer. Part tiled walls, spotlights to ceiling and door to side.

Dining and day room have double glazed tilt and turn patio doors opening into the rear garden, two Dimplex Quantum storage heaters.

Bedroom One 12'3" x 14'0" (3.74 x 4.29)

Double glazed window to front, fitted wardrobes and electric heater.

Bedroom Two 10'5" x 15'1" (3.18 x 4.62)

Double glazed French door and window to side, electric heater.

Bathroom

Comprising White suite of bath with shower over, w.c, wash hand basin, extractor fan, tiled walls, heated towel rail, double glazed window. Airing cupboard housing the hot water cylinder.

The Annex

Spacious and stylish self contained Annex with versatile use, currently used as a holiday rental. Heated by LPG Gas. Entrance door from the main Hall leads into:-

Hallway

Stairs rise up to the bedroom and lower down to the kitchen/lounge/diner. Door off to:-

Shower Room

Newly appointed modern suite with large shower enclosure, w.c, wash hand basin with drawers, velux roof light, heated towel rail, wall mounted mirror.

Lounge/Kitchen/Diner 10'7" x 23'9" (3.24 x 7.25)

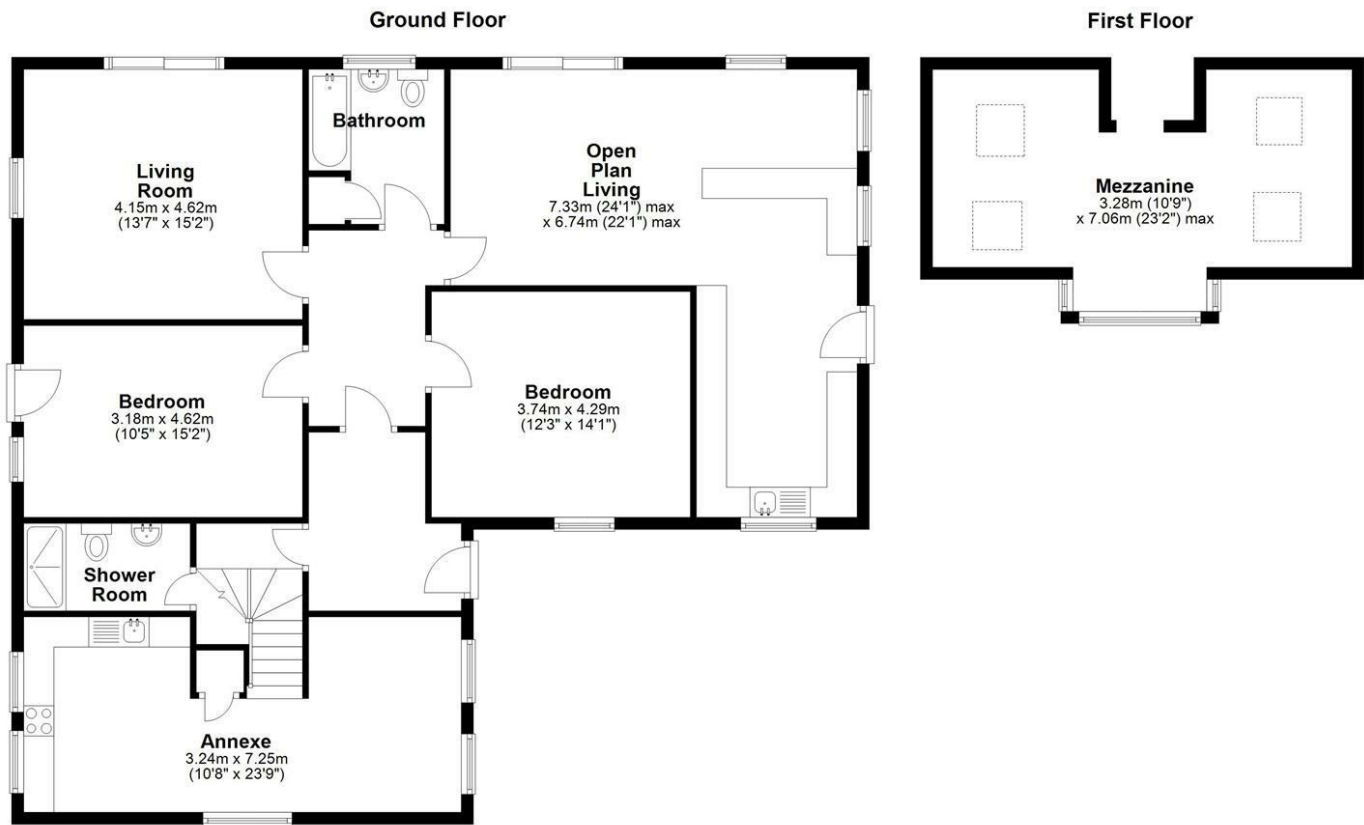
Light and spacious room with lounge area having two radiators and useful under stairs cupboard. The well appointed kitchen is fitted with a range of dark Blue base and wall units complemented by work surface areas incorporating sink unit. "Neff" electric hob with extractor above, oven, plumbing for dishwasher and space for fridge.

Outside

Greystones sits within a large plot with extensive parking to front and delightful rear garden which offers a sunny aspect with far reaching views over the Welsh countryside, having lawned garden and large patio from which to enjoy outdoor entertaining, all of which is enclosed for a safe family environment,

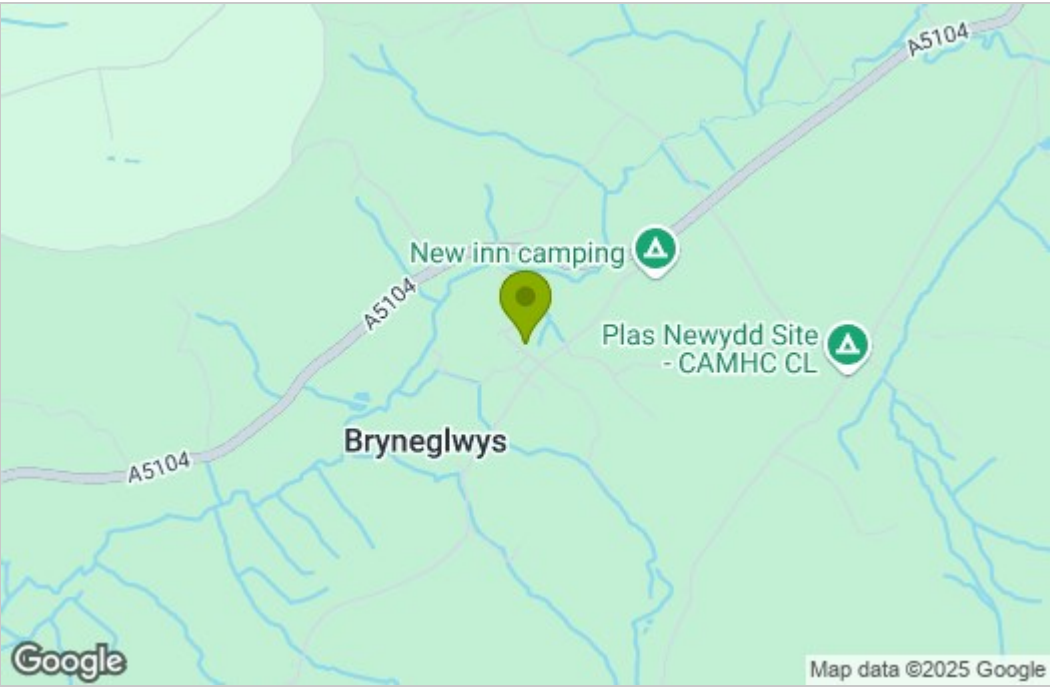


Floor Plan

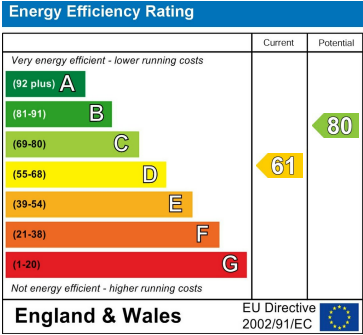


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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