



Yr Hen Felin , Carrog, LL21 9AL

Price £350,000

A rare opportunity to purchase a charming three/four bedroom cottage set in the picturesque village of Carrog. Yr Hen Felin is a converted mill, last working in the 1940's, retaining many original features including exposed stone walls, original character beams and slate flagged floors. The accommodation briefly comprises entrance porch, open plan kitchen/dining/living room and shower room. The first floor has three bedrooms and family bathroom. On the second floor there is a large versatile room (bedroom 4) which is currently utilised as a games/living room. Fully centrally heated with calor gas. Gardens to front, side and rear, off road parking. NO CHAIN

Location

The Former Mill is situated approx. 7.5 miles from the town of Llangollen which boasts a wide range of attractions which include: The International Eisteddfod, Llangollen Canal, Llangollen Railway, the championship Vale of Llangollen golf club, and Dinas Bran Castle as well as many more. Chester is 40 minutes drive away and Shrewsbury is under an hour with Liverpool and Birmingham being just over an hour, making it an ideal location for commuters

Directions

From Llangollen take the A5 in the direction of Corwen for approximately 7 miles into the village of Lliidiart y Parc. In the centre of the village take the right hand turning signposted Carrog. Proceed down the hill over the old Dee Valley Bridge, turn left and continue through the village passing the church and follow lane taking right hand turning, proceed till you see the mill immediately in front of you.

On The Ground Floor

Stable style hardwood front door with frosted and leaded glass inset leading to;

Entrance Porch

With feature slab floor, double glazed window to front, beams to ceiling.

Reception Room 15'7" x 26'1" (4.75 x 7.96)

The dining/reception room has a double glazed door to rear, double glazed window to side, beams and Purlin to ceiling, staircase rising off to the first floor.

Kitchen

Fitted kitchen comprising wall and base cupboards, with complimentary worktop surfaces incorporating 1½ bowl stainless steel sink unit with mixer tap, space for fridge freezer, built in 5 ring gas hob, electric double oven, extractor hood, double glazed windows to side, beams to ceiling, plumbing for washing machine, dishwasher, door to side entrance hall, tiled floor.

Side Entrance Hall

With hardwood door with glazed glass inset storage cupboard, radiator, tiled floor and door to downstairs shower room.

Downstairs Shower Room

Shower cubicle, wash hand basin, low level WC, double glazed frosted window to rear, boiler, beams to ceiling.

On The First Floor

Stairs rise to the first floor landing with beams to ceiling, doors off to staircase rising off to second floor.

Bedroom One 9'4" x 11'3" (2.85 x 3.43)

Double glazed windows to front and side, wood flooring, beams to ceiling.

Bedroom Two 9'4" x 14'6" (2.85 x 4.42)

Two double glazed windows to front, beams to ceiling, wood flooring.

Bedroom Three 5'10" x 8'2" (1.80 x 2.50)

Double glazed window to rear, radiator, wood flooring, beams to ceiling.

Bedroom Four/Lounge 15'7" x 26'1" (4.75 x 7.96)

Feature double glazed windows to both sides, two double glazed windows to ceiling, beams to ceiling,

Family Bathroom

Enclosed bath, low level WC, bidet, wash hand basin, contemporary towel rail, beams to ceiling, double glazed frosted window to rear, extractor fan.

Outside

Pebbled parking area to front for two vehicles with feature wall and wooden gate giving access to front garden which has been laid with slate for easy maintenance. To right hand side double gates leading to side garden which has off road parking for 2-3 vehicles, Calor propane gas tank. Hard standing path and steps leading to side entrance door and also up to raised lawned garden. To left hand side there is a paved patio area on two levels. The gardens are in 1/3rd of an acre and bounded by an ancient hedge row.



Floor Plan



Total area: approx. 116.8 sq. metres (1256.9 sq. feet)

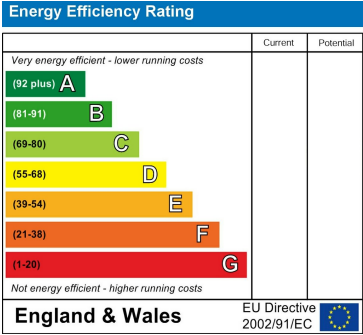
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Yr Hen Felin KAD, *

Area Map



Energy Efficiency Graph



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