



Rhos Isaf , LL21 9BW

Price £230,000

PUBLIC NOTICE - RHOS ISAF, GLYNDYFRDWY, CORWEN, LL21 9BW

We are acting in the sale of the above property and have received an offer of £230,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating D (55)

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

A three bedroom detached country home situated in a slightly elevated position within the village of Glyndyfrdwy, having a southerly aspect and boasting picturesque views over the River Dee and across the Dee Valley. The accommodation briefly comprises lounge, conservatory and utility on the lower ground. Kitchen/diner, master bedroom & bathroom on the ground floor and two bedrooms on the first floor. Externally there is a parking area to front and gated access that leads to the porch, stocked gardens to front and side, leading into the rear garden which extends into the surrounding countryside, offering spectacular views of the river. NO CHAIN

Entrance Porch opens into hallway with stairs off to the first floor.

Kitchen/Dining Room

Fitted units with work surface areas, beams to ceiling, slate floor, exposed brick chimney breast, two windows.

Bathroom

Corner bath with shower over, w.c, wash hand basin.

Bedroom One

Walk in bay window with lovely views over the countryside, radiator.

Lower Ground Floor

Lounge

Beams to ceiling, exposed chimney breast.

Utility

Base units with work surface area.

Conservatory

Large conservatory with double doors to garden, wood burner.

On The First Floor

Bedroom Two

Window to front and rear, radiator.

Bedroom Three

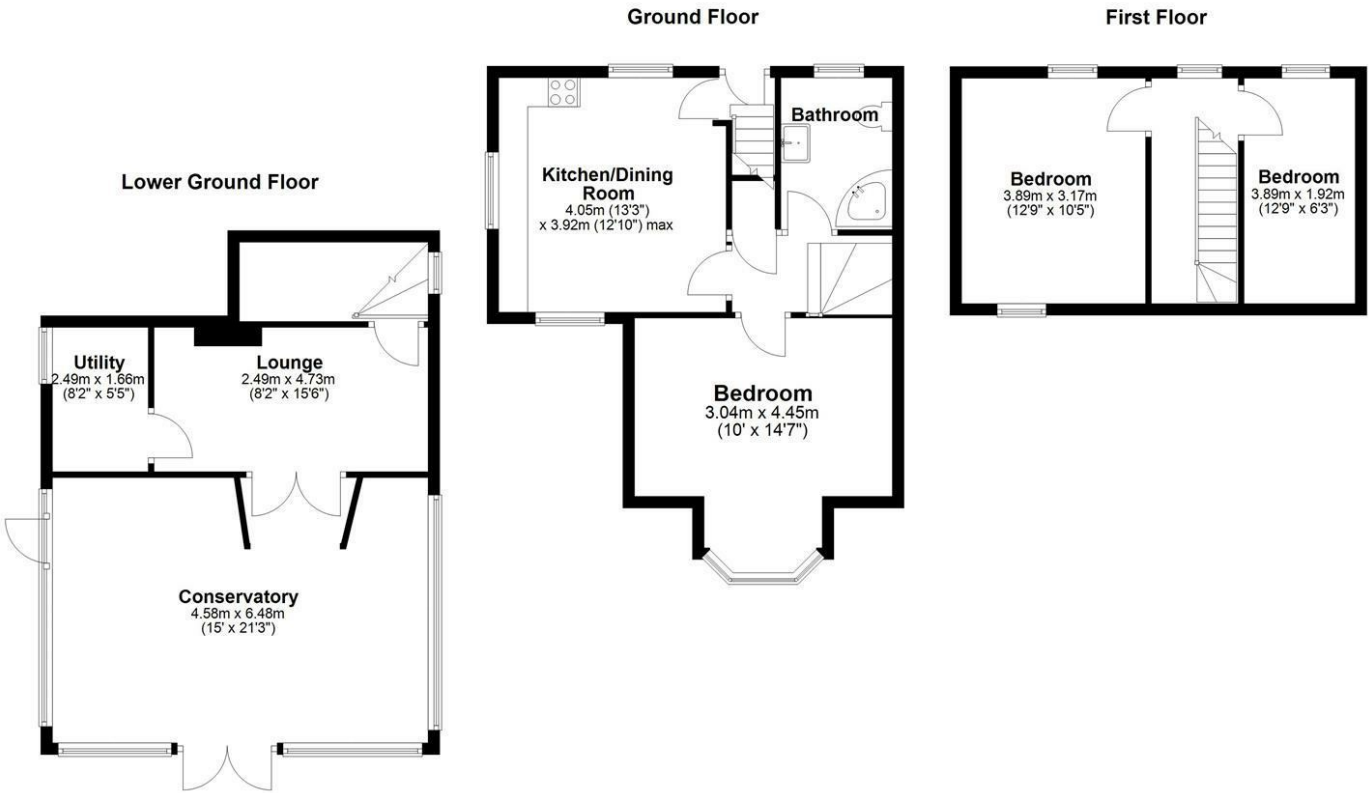
Window to Front, radiator.

Outside

Parking area to front and gated access that leads to the lead
surr
of the



Floor Plan



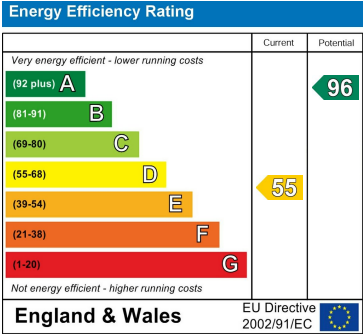
Total area: approx. 121.3 sq. metres (1305.8 sq. feet)
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Rhos Isaf, *

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.