



JONES PECKOVER

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Manhyfryd, Maerdy, Corwen, LL21 0NY

- Rural Terraced Cottage
- 2 Bathrooms
- Character Features
- Gardens to Front and Rear
- 3 Bedrooms
- 2 Reception Rooms
- Stunning Views
- No Forward Chain

Occupying a peaceful location on the outskirts of the village of Maerdy, this delightful terraced rural cottage offers spacious and well maintained accommodation with many character features. With two reception rooms, three well-proportioned bedrooms, family bathroom and separate shower room, this home is ideal for families or those seeking a peaceful retreat.

The property benefits from generous gardens to the front with a paved seating area taking maximum advantage of the beautiful surrounding views, lawns and well stocked flower borders, whilst to the rear are lawns and yard area.

The cottage is equipped with oil-fired central heating, ensuring warmth and comfort throughout the year.

With no forward chain, this property is ready for you to move in and make it your own. If you are looking for a charming home in a picturesque location, this terraced cottage in Maerdy is not to be missed. Embrace the opportunity to enjoy rural living while being conveniently close to local amenities and the breathtaking landscapes of North Wales.

GROUND FLOOR ACCOMMODATION

Comprising of:-

ENTRANCE HALLWAY

With original tiled flooring, timber staircase to first floor.

LIVING ROOM

11'7" x 10'10" (3.54 x 3.31)

A lovely sunny room with rural views. Centrally situated slate and tiled fireplace, secondary glazed bay window, coved ceiling, picture rail, laminate flooring.

SITTING ROOM/DINING ROOM

17'1" x 12'2" (5.23 x 3.71)

Centrally situated fireplace, coved ceiling, under stairs storage cupboard, window to rear elevation.

KITCHEN

10'2" x 8'2" (3.10 x 2.49)

Range of base and wall units, ample working surfaces, inset stainless steel sink unit with mixer tap, void and plumbing for dishwasher, integrated eye level oven and grill, floor mounted Worcester oil fired central heating boiler, double glazed window to side elevation

UTILITY ROOM

8'2" x 3'10" (2.49 x 1.18)

Void and plumbing for washing machine with working surface over, external door to side elevation.

GROUND FLOOR SHOWER ROOM

8'2" x 5'4" (2.49 x 1.63)

Large walk-in shower enclosure, pedestal wash hand basin, low flush wc, UPVC double glazed window to rear elevation.

FIRST FLOOR LANDING

With window to front elevation, staircase to 2nd floor.

BEDROOM 1

11'8" x 10'11" (3.56 x 3.33)

Ornate cast iron fireplace, built-in storage cupboard, window to front elevation with stunning views.

BEDROOM 2

12'3" x 9'8" (3.74 x 2.95)

Window to rear elevation

BATHROOM

8'6" x 7'10" (2.60 x 2.41)

P shaped panelled bath with electric shower over, pedestal wash hand basin, low flush wc, tiled walls, window to rear elevation.

2ND FLOOR BEDROOM 3

13'8" x 13'8" (4.18 x 4.18)

Velux roof light with beautiful rural views, built-in storage cupboards.

GARDENS

Sunny gardens to the front comprising of lawns and well-stocked flower borders, paved patio area taking in the glorious views. To the rear is a paved area leading on to the rear lawns.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX BAND B

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any),



heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

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representation or warranty whatever in relation to this property.

MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.



