



Corwen, LL21 9SB

Guide Price £310,000

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MAIN FEATURES:

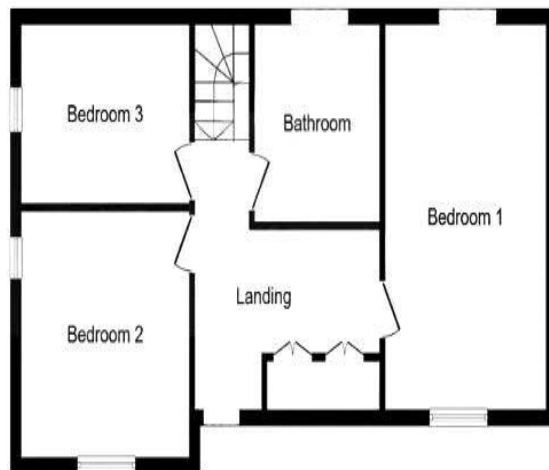
- **Attractive Detached House Benefitting from Beautiful Downland Views**
- **Good Size Kitchen/Diner with Separate Utility Room**
- **Lounge with Feature Log Burner**
- **Three Bedrooms**
- **Modern Family Bathroom/WC Comprising a Four Piece Suite**
- **Well Maintained Rear Garden**
- **Solar Panels & Hallway Underfloor Heating**

Ideally situated in the picturesque and peaceful rural hamlet of Bryn Saith Marchog, this beautifully appointed home offers a wonderful blend of modern comfort and countryside charm. Set amid rolling Denbighshire landscapes, the property enjoys an open aspect to both the front and rear, allowing natural light to flood the interior while providing far-reaching views that celebrate the beauty of this sought-after location. The house has been thoughtfully designed for efficient, contemporary living. Solar panels and oil central heating contribute to lower running costs, while uPVC double glazing and underfloor heating on the ground floor ensure year-round warmth and comfort. A welcoming reception hall leads through to an inviting living room, complemented by a cloakroom and a spacious kitchen and breakfast room that is ideal for relaxed family dining. A separate utility room adds further practicality. Upstairs, three well-proportioned bedrooms and a modern bathroom complete the accommodation, offering space well suited to families, couples or those seeking a peaceful retreat. Outside, driveway parking provides convenience, and the rear garden offers a private space for outdoor dining, gardening or simply unwinding in the tranquillity of rural Wales.

Bryn Saith Marchog enjoys a friendly, close-knit community and sits within easy reach of Corwen, Ruthin and the stunning landscapes of the Clwydian Range and Snowdonia. With scenic walking routes, bridleways, welcoming local pubs and excellent access to wider amenities, the area provides an enviable balance of serenity and accessibility. This is a superb opportunity to embrace a slower, scenic way of life without compromising on modern comforts.



Ground Floor



First Floor

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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