



**BOWEN**

PROPERTY SINCE 1862

Asking Price £550,000

 5 Bedrooms  5 Bathrooms

Bryn y Groes, Llandrillo,  
Corwen LL21 0SW



## Bryn y Groes, Llandrillo, Corwen LL21 0SW

### General Remarks

Located on the fringes of the village and with far reaching views front and back, this substantial period property has undergone a major scheme of modernisation in the last ten years and now seamlessly blends numerous character features with high quality modern fixtures and fittings. Beautifully presented throughout, the property benefits from well proportioned rooms, two en-suite shower rooms and two bathrooms. The heart of this home is unquestionably the spacious kitchen/breakfast/ family room which has three sets of double glazed French doors leading out to the private rear garden. The rest of the ground floor accommodation comprises a dining hallway, living room, home office, utility room and a shower room. On the first floor there are two double bedrooms with en-suite shower rooms, further double bedroom, good sized single and two family bathrooms. In summary a cracking family home in a beautiful rural setting. NO ONWARD CHAIN.



### On The Ground Floor:

**Dining Hallway:** 16' 8" x 14' 3" (5.08m x 4.34m) Double glazed composite door to the front elevation. Double glazed sash window to the front elevation with shutters. Two radiators. Slate flooring. Exposed stone chimney breast with wood-burner.

**Living Room:** 16' 8" x 11' 9" (5.08m x 3.58m) Double glazed sash window to the front elevation with shutters. Radiator. Wood-effect flooring. Exposed stone chimney breast with wood-burner.

**Lobby:** 12' 6" x 11' 8" (3.81m x 3.55m) Double glazed composite door to the front elevation. Slate flooring. Radiator.

**Kitchen/Breakfast Room:** 15' 11" x 12' 0" (4.85m x 3.65m) Double glazed sash window to the side elevation. High quality base units with quartz work-tops and splash-backs. One-and-a-half-bowl stainless steel sink with mixer tap. Gas/electric "Rangemaster" oven. Integrated fridge. American-style free-standing fridge/freezer with plumbed ice and water. Integral dishwasher. Radiator. Breakfast bar. Slate flooring.

**Family Room:** 17' 7" x 14' 2" (5.36m x 4.31m) Double glazed bi-fold doors to the rear elevation. Two sky-lights to the rear elevation. Radiator. Slate flooring. Wood-burner.

**Utility Room:** 9' 0" x 8' 8" (2.74m x 2.64m) Double glazed door and window to the side elevation. Base unit with work surface. Sink and drainer unit with mixer tap.

Plumbing for washing machine. Space for tumble dryer. Radiator. Slate flooring.

**Downstairs Shower Room:** 8' 1" x 3' 7" (2.46m x 1.09m) PVCu double glazed window to the side elevation. Three piece white suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Wall tiling. Slate flooring. Heated towel rail.

**Home Office:** 11' 5" x 11' 4" (3.48m x 3.45m) Double glazed sash window to the front elevation. Radiator. Staircase up to the First Floor.

### On The First Floor:

**Landing:** Sky-light to the front elevation.

**Bedroom 1:** 12' 5" x 12' 0" (3.78m x 3.65m) Double glazed sash window to the front elevation. Radiator. Walk-in storage cupboard.

**En-Suite:** Three piece white suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Slate flooring. Wall tiling.

**Bedroom 2:** 12' 3" x 10' 4" (3.73m x 3.15m) Double glazed sash window to the front elevation. Radiator. Feature fire surround.

**En-Suite:** Three piece white suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Slate flooring. Wall tiling.

**Bedroom 3:** 11' 7" x 11' 6" (3.53m x 3.50m) Double glazed sash window to the front elevation. Radiator.















**Bedroom 4:** 9' 6" x 7' 4" (2.89m x 2.23m) Double glazed sash window to the side elevation. Radiator. Storage cupboard.

**Bathroom 1:** 8' 4" x 6' 11" (2.54m x 2.11m) PVCu double glazed window to the rear elevation. White three piece suite comprising a roll-top bath, low level w.c. and pedestal wash hand basin. Built-in storage cupboard. Wall tiling. Heated towel rail.

**Bathroom 2:** 7' 2" x 6' 4" (2.18m x 1.93m) PVCu double glazed window to the rear elevation. White three piece suite comprising a panelled bath, low level w.c. and wash hand basin set into cabinet. Wall tiling. Heated towel rail.

**Outside:** Externally there is a slated double-width driveway to the left of the property. There is another driveway to the right of the property providing

additional Off-Road Parking leading up to a Detached Garage which has power, lighting and drainage. The rear garden, which enjoys a good degree of privacy, combines various slated areas with sections of artificial grass and well-stocked borders.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in a cupboard in Bedroom 4.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agent.

**EPC:** EPC Rating - 74|C.

**Council Tax Band:** The property is valued in Band "F".

**Directions:** From the Agents Llangollen Office proceed up Castle Street and at the traffic lights turn right onto the A5. Continue along the A5 and once you have passed through Corwen, take a left-hand turning onto the B4401 signed-posted Cynwyd and Llandrillo. Continue along the B4401 and upon entering Llandrillo, the property is the second on the right-hand side of the road.

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