

**BOWEN**

PROPERTY SINCE 1862



Asking Price £295,000

🏠 2 Bedrooms    🚿 2 Bathrooms

Carmel Chapel, Cynwyd,  
Corwen LL21 0LL



## Carmel Chapel, Cynwyd, Corwen LL21 0LL

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### General Remarks

A stunning converted and beautifully presented Chapel conversion situated in a quiet location within the picturesque rural village of Cynwyd which lies in the Dee Valley on the B4401 between Corwen (2 miles) and Bala (10 miles). Dating from 1889 "Carmel Chapel" has been sympathetically restored and converted to provide well-appointed accommodation featuring a wealth of oak flooring and deep window sills. The large open plan living/dining/kitchen located within the original chapel area with 23'9" high vaulted ceiling and galleried landing is a most notable feature. There is off-road parking to the front and a hard surfaced side garden on three levels providing a relaxing seating area with rural outlook. The property is double glazed and has a mains gas fired heating system with a heat recovery system. NO ONGOING CHAIN.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Bowen Son and Watson are delighted with instructions to offer "Carmel Chapel" in Cynwyd for sale by private treaty. This stunning Chapel conversion offers the perfect lifestyle change opportunity or great potential for use as a holiday property. Internally the high specification living accommodation is warmed by underfloor heating on the ground floor with radiators effected by the gas boiler on the lower ground and first floors respectively. All windows are double glazed and the property also includes a heat recovery system. The main bedroom is located on the first floor and includes en-suite facilities while there is an additional bedroom on the lower ground floor with a door to the private side gardens.

**Location:** The village of Cynwyd lies in the magnificent Dee Valley. It is located on the B4401 approximately two miles from Corwen and offers a Village Shop/Post Office; Infant & Junior Schools; Pub; and local bus service. Corwen provides Health and Leisure Centres, Library, Chemist, Butcher, Baker, Grocery, the Llangollen Steam Railway & various Pubs and Eateries. The nearby town of Llangollen (11 miles) offers a wealth of sporting activities including kayaking, hiking and golf and is also home of the International Eisteddfod. Bala a similar distance in the opposite direction is one of the gateways to Yr Wyddfa (Snowdonia).

**Constructed** of part-rendered stone beneath a slated roof.

## Accommodation

### On The Ground Floor:

**Entrance Hall:** 5' 7" x 5' 3" (1.71m x 1.61m) Approached through a wide oak door. Pitch-pine panelling to dado level. Inset ceiling lighting. Slate-effect tiled floor. Oak doors leading off to:

**Utility Room:** 7' 0" x 5' 10" (2.14m x 1.78m) Fitted range of dark blue shaded units including a tall cupboard housing the "Ideal" gas-fired boiler with ranges of base cabinets and electricity meter cupboard having extended work surfaces, beneath which there is space for a washing machine. Slate-effect tiled floor. Inset ceiling lighting.

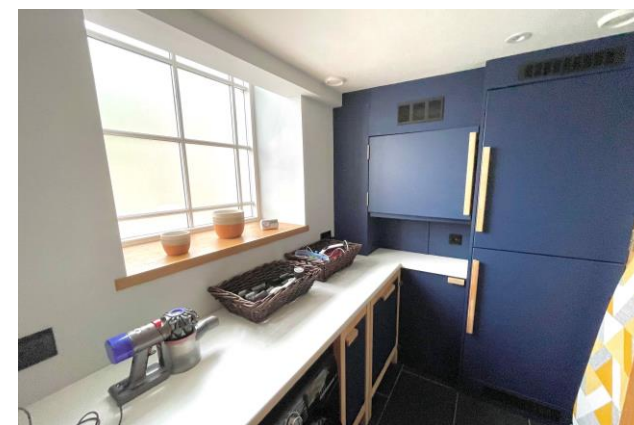
**Shower Room:** 6' 10" x 5' 9" (2.08m x 1.74m) Fitted three piece white suite comprising a low rise walk-in shower cubicle with rainfall shower, vanity wash hand basin and close coupled dual flush w.c. Slate-effect tiled floor and walls. Tall chrome ladder radiator. Extractor fan. Inset ceiling lighting. Deep oak window sill.

**Open Plan Living/Dining/Kitchen:** 30' 0" x 20' 1" (9.14m x 6.12m) The Kitchen Area is fitted with dark blue shaded units having contrasting white work surfaces and upstands including a total of ten-doored base cabinets with extended work surfaces, beneath which there is an integrated fridge, freezer and "Hoover" electric double oven. Inset induction ceramic hob. Oak flooring and glass balustraded staircase leading off. Five tall arched windows with shutters. Exposed roof truss and purlins to 23'9" (7.23m) high vaulted ceiling. Stairs to:

**Lower Ground Floor Hallway:** Column radiator. Sash window.

**Bedroom 2:** 16' 10" x 10' 0" (5.14m x 3.05m) Built-in wardrobes. Radiator. Oak flooring. Deep sill to sash window. Door to the side of the property. Staircase to:

**First Floor Landing/Study Area:** Overlooking the Living Room with exposed beams and "Velux" double glazed roof-light.















**Bedroom 1:** 10' 8" x 9' 5" (3.24m x 2.87m) Fitted wardrobes with sliding oak and mirror doors. Radiator. Access to loft space. Exposed purlins. Column radiator. Opening to:

**En-Suite Bathroom:** 7' 1" x 5' 10" (2.17m x 1.77m) Three piece white suite comprising a roll-top bath with shower mixer tap attachment, pedestal wash hand basin and low level w.c. Heated combination towel rail/column radiator. "Velux" double glazed roof-light. Extractor fan.

**Outside:** At the front of the property is an antique sett-style Parking Area with a pedestrian gate to a side fenced area, leading off which there is gated access to the side of the property. The side garden is terraced to three main levels. The upper level provides a utility/storage area with a timber constructed Shed and access to a Garden Store. Steps then lead down to slate covered and flagged Seating Areas with specimen shrubs, all enjoying a rural outlook over the neighbouring properties towards countryside beyond. Side Canopy Porch.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional underfloor and radiator system effected by the "Ideal" combination gas-fired boiler concealed within the units in the Utility Room.

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

**EPC:** EPC Rating - 60|D.

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

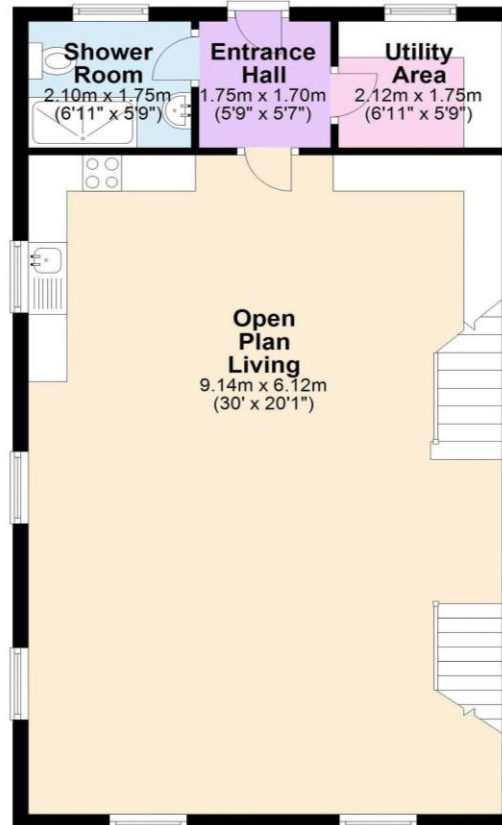
**Directions:** From Llangollen proceed on the A5 towards Glyndyfrdwy & Corwen. Continue through Corwen and on leaving the town take the left-hand turning onto the B4401 signposted for Cynwyd. Follow this road for just over 1.5 miles into the village before turning left immediately after The Blue Lion Public House. Follow the road ahead for about 200 yards and "Carmel Chapel" will be found on the right-hand side.

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journey with us today

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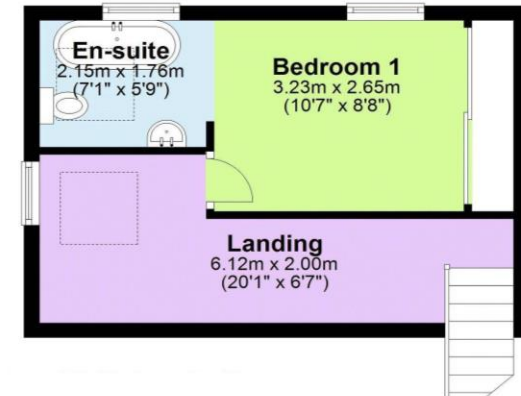
## Ground Floor

Approx. 67.3 sq. metres (724.4 sq. feet)



## First Floor

Approx. 25.7 sq. metres (276.6 sq. feet)



## Lower Ground Floor

Approx. 12.9 sq. metres (139.3 sq. feet)



Total area: approx. 105.9 sq. metres (1140.3 sq. feet)

## Get the most out of your property

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