



Tom Parry

Hafotty, Gwyddelwern, Corwen, LL21 9EA

£495,000

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A magnificently positioned detached former farmhouse, WITH APPROXIMATELY 2.9 ACRES OF LAND, commanding superb panoramic views over the Dee Valley and surrounding countryside. The well appointed residence has been sympathetically modernized and upgraded by the present owner whilst still retaining much of its original charm and elegance.

Externally is a very useful former cowshed which has been partitioned into 3 sections for a variety of day to day uses. There is good quality land extending to approximately 2.9 acres and is situated to the rear and sides of the property with a good road frontage and a service shed. The village is within around 10 miles from the market town of Ruthin which has an exhaustive list of local amenities.

ACCOMMODATION

The accommodation comprises the following. All measurements are approximate.

GROUND FLOOR

Lounge/Living Room

18'5" x 10'8" (5.62 x 3.27)

Featuring brick built fireplace housing a multi fuel stove. French doors to front.

Kitchen / Breakfast Room

19'11" x 13'8" (6.09 x 4.17)

Hot and cold stainless steel sink, fitted brick built wall and base units. Gas and electric 'Leisure' stove with canopy overhead. Brick built breakfast bar. Timber floor. French doors out to rear. Timber surround fireplace. 1 Radiator.

Utility Room

11'10" x 8'2" (3.63 x 2.49)

Laminated worktops, tiled flooring, plumbing for automatic washing machine. 1 radiator. Glazed door leading out to rear.

Downstairs Toilet

Leading off the utility room. Toilet with wash hand basin, bidet. 'Worcester' oil fired central heating boiler, 1 radiator and fully tiled wall.

Main Bathroom

11.1x7.11 (3.35m.0.30mx2.13m.3.35m)

Panelled bath, vanity unit, low flush WC, bidet and shower cubicle. Heated towel rail, tiled flooring and downlights.

FIRST FLOOR

Landing area

Landing area.

Bedroom 1

11'9" x 10'9" (3.60 x 3.29)

Exposed stone wall. Built in wardrobe. 1 radiator. Access to insulated loft.

Bedroom 2

7'8" x 7'8" (2.35 x 2.34)

L-shaped with 1 radiator.

Bedroom 3

11'5" x 11'0" (3.48 x 3.37)

Exposed stone wall and 1 radiator.

OUTSIDE

Former cowshed now utilized as a workshop, divided into 3 sheds with corrugated galvanized roof. Good quality land extending approximately 2.9 acres situated to the rear and sides of property with a good frontage and a service shed.

SERVICES

Mains electricity, private spring water and septic tank

MATERIAL INFORMATION

Denbighshire County Council, P.O. Box 62, Ruthin, Denbighshire, LL15 9AZ. Telephone: 01824 706000. Council Tax Band - E

Tenure - Freehold

Off street parking

With 2.9 acres of land

Fibre Optic 5G



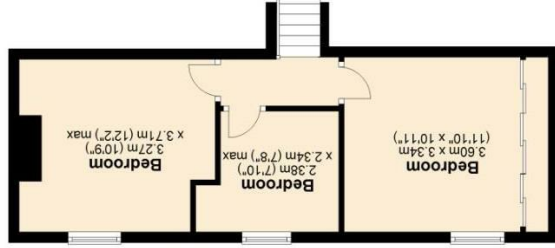




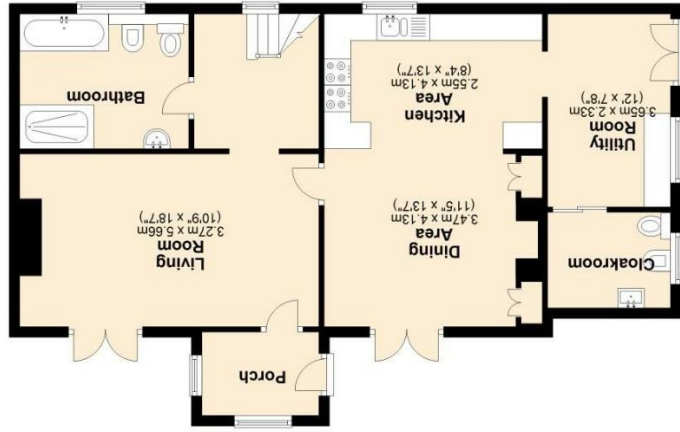
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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Horne Energy Assessments. All rights reserved.
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First Floor



Ground Floor

