



Tom Parry

Greystones, Betws Gwerfil Goch, LL21 9PU

Offers in the region of £139,500

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Welcome to this charming detached house in the tranquil rural village of Betws Gwerfil Goch some 3 miles from the A5 at Maerdy, around 9 miles from Ruthin and some 5 miles from Corwen.

This delightful property, has recently undergone refurbishment, blending comforts with original features seamlessly.

As you step inside, you are greeted by a cosy reception room adorned with exposed ceiling beams, flagged stone floor and an impressive inglenook fireplace housing a solid fuel stove, adding character and charm to the space. The property boasts two snug bedrooms, perfect for a small family or as a peaceful retreat for individuals seeking solace in the countryside.

With open views surrounding the property, you can enjoy the beauty of the countryside right from your doorstep. The house offers a perfect balance of space, making it ideal for those looking for a manageable yet comfortable living arrangement.

This 2 bedroomed detached house in Betws Gwerfil Goch presents a unique opportunity to own a piece of countryside charm. Don't miss out on the chance to make this picturesque property your own.

Our Ref:- B817

The ACCOMMODATION comprises of:-

GROUND FLOOR

Entrance Porch leading into

Open Plan Lounge, Kitchen Diner

14'4" x 12'11" (4.37 x 3.94)

with matching wall and base units and laminated work tops. Belfast sink with storage cupboards, solid fuel stove in kitchen area. Exposed ceiling beams. Impressive inglenook fireplace housing a log burner stove. Under stairs cupboard.

FIRST FLOOR

Bedroom 1

15'8" x 8'9" (4.80 x 2.67)

original cast iron fireplace, 1 radiator and exposed ceiling beams.

Bedroom 2

11'8" x 7'4" (3.58 x 2.24)

with built in cupboards and shelving, 1 radiator and exposed ceiling beams.

Shower Room

with shower cubicle, wash hand basin, wc and a airing cupboard housing the cylinder immersion heater.

OUTSIDE

The property stands above a small lane with a rendered boundary wall, with gate leading to a raised patio area outside the front porch. Opposite the property is the tiered garden area, with pathway leading down to a raised patio area, with further steps leading to another paved patio area.

Timber framed and panelled shed which has been lined internally, with electric light and power, double glazed window.

Stone outhouse with electric.

MATERIAL INFORMATION

Mains electricity, water and drainage.

Local Authority :-

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

Council Tax Band - D

There is a shared driveway between this and the neighbouring property. Access to the shared driveway has been enforced by a formal easement. Further details can be obtained from the Agents.

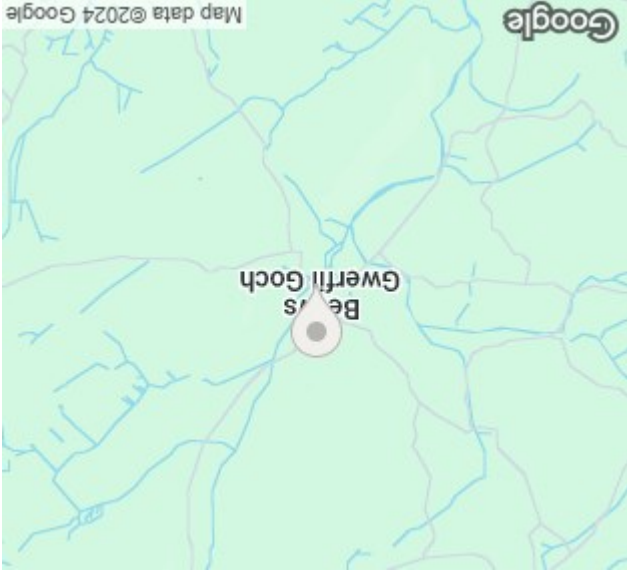
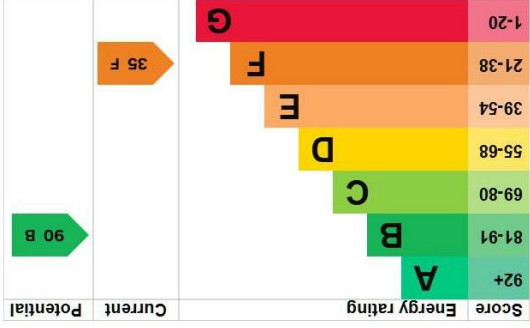






THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

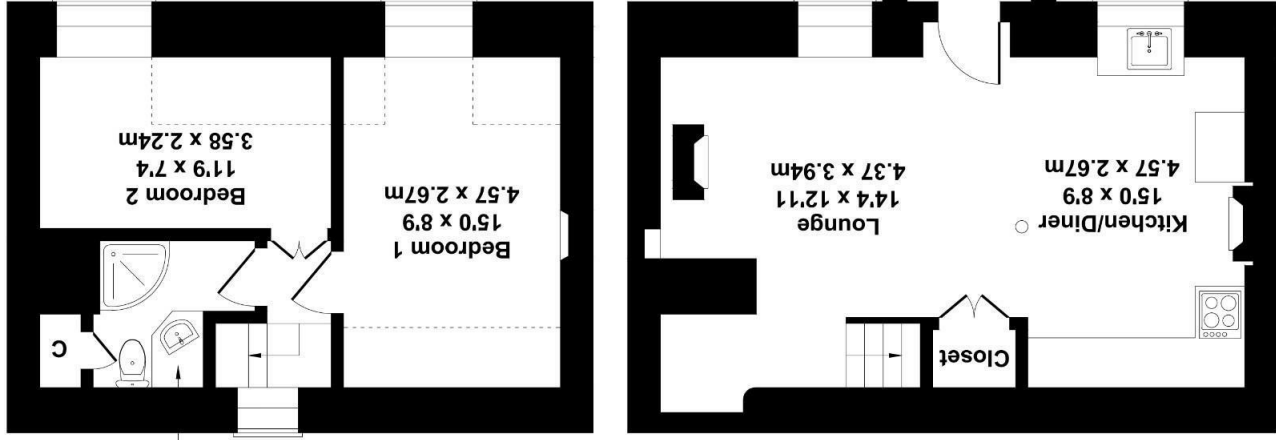
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.



Greystones Betws Gwertyl Goch

Approximate Gross Internal Area
624 sq ft - 58 sq m

Shower Room/WC
7'3 x 6'1
2.21 x 1.85m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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