

# Town & Country

Estate & Letting Agents

Cynwyd, Llandrillo

£475,000



TOWN AND COUNTRY ARE PROUD TO PRESENT THIS: Delightful three/four bedroom detached Grade II listed property situated in an idyllic rural location. The property briefly comprises; entrance hall, lounge, dining room, kitchen/breakfast bar, utility room, bathroom and third bedroom on the ground floor, with three further bedrooms on the first floor. Externally is a detached stone house suitable for a variety of uses, with driveway and extensive lawns surrounding. Offering beautiful countryside views, this property is simply a MUST VIEW!!

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## Location

Situated in Llandrillo, the nearby village provides access to local amenities such as general stores and post office, with nearby market towns such as Corwen, Ruthin and Bala offering more extensive amenities as well as primary and secondary schools.

A5: 3½ miles Corwen: 4 miles Ruthin: 16 miles Chester: 36 miles Manchester: 77 miles Birmingham: 90 miles

## Entrance

Door to front entrance hall. Doors off to:

## Lounge

17'2" x 12'3"

Good sized room. Feature fire place with wood burning stove. Bespoke fitted shelving.

## Dining Room

26'2" x 15'5"

Farmhouse style reception and dining room. Timber staircase to first floor. Exposed beams to ceiling. Ample space for dining table and chairs.

## Kitchen/Breakfast Room

15'0" x 9'0"

Range of wall and base units. Space for white goods. Quarry tiled flooring. Door to utility.

## Utility Room

Space for white goods. Door to rear.

## Bathroom

Low level W/C. Wash hand basin. Panel enclosed bath. Partly tiled walls.

## Bedroom Three

11'7" x 9'6"

Window to rear.

## Landing

Exposed beams to ceiling. Timber staircase to roof trusses.

## Bedroom One

27'6" x 10'6"

Good sized room. Velux window to ceiling with pleasant aspect.

## Bedroom Two

18'10" x 12'3"

Velux window to ceiling with pleasant aspect.

## Additional Photo

## Bedroom Four

13'9" x 8'4"

Velux window to ceiling with pleasant aspect.

## Detached Stone Outbuilding

Large stone outbuilding with arched doorways.

## Outside

Approached via long driveway to front leading to property with parking area. Extensive grounds surrounding with lawned areas, shrubbery, well stocked borders and enclosed fenced boundary.

## Additional Photo.

## Additional Photo..

## Additional Photo...

## Additional Photo....

## Viewing

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

## To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

## Services

The agents have not tested any of the appliances listed in the particulars.

## Mortgage Advice

Town and Country Property Services can

refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## Hours of Business

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Sunday - CLOSED

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	