



Maes Hyfryd Gwyddelwern, Corwen, Denbighshire, LL21 9DU

£325,000

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EPC - E46

Council Tax Band - D

Tenure - Freehold

, Corwen

2 Bedrooms - Bungalow - Detached

NO CHAIN A large traditional two bedroom detached bungalow situated in the peaceful rural village of Gwyddelwern, some 9 miles from the market town of Ruthin and 2 miles from Corwen, with access to the A5 and Chester Road. The property comprises entrance hall, living room, kitchen, conservatory, utility, bathroom and two bedrooms. Externally, the property benefits from ample off-road parking to the front elevation and enclosed private gardens boasting gorgeous distant views. Further benefits include uPVC double glazing and large double garage. Viewing highly recommended. EPC Rating E-46.



Accommodation

uPVC double glazed door opens into:

Front Porch

3'6" x 6'3" (1.07 x 1.91 (1.0704 x 1.9038))
Entering through a timber framed single glazed door into:

Hallway

11'7" x 6'2" (3.53 x 1.88 (3.5377 x 1.8923))
Radiator, lighting, power points and doors leading off to both bedrooms, living room, kitchen, bathroom and storage cupboard.

Living Room

12'0" x 19'7" (3.66 x 5.97 (3.6607 x 5.9582))
uPVC double glazed window overlooking the rear elevation, uPVC double glazed sliding doors allowing access to the conservatory, feature fireplace with slate surround, radiator, power points and lighting.



Kitchen

14'3" x 13'10" (4.34 x 4.22 (4.3386 x 4.2262))
Timber wall, drawer and base units with laminate work surface over, tiled splash backs, free standing Hotpoint oven and grill, acrylic single bowl drainer sink, integrated fridge, lighting, power points, radiator, laminate flooring, large storage cupboard housing water cylinder and uPVC double glazed window overlooking the side and rear elevation.

Conservatory

9'6" x 8'9" (2.90 x 2.67 (2.8970 x 2.6609))
uPVC double glazed windows throughout overlooking the picturesque pastures of Gwyddelwern, uPVC double glazed door allowing access to the rear garden.

Bedroom One

12'0" x 20'7" (3.66 x 6.27 (3.6633 x 6.2857))
uPVC double glazed window overlooking the rear elevation, full length fixed storage cupboards with void for central vanity desk, lighting, radiator and power points.



Bedroom Two

10'0" x 9'0" (3.05 x 2.74 (3.0363 x 2.7461))

Lighting, radiator, power points and uPVC double glazed window over looking the side elevation.



Bathroom

6'5" x 5'6" (1.96 x 1.68 (1.9493 x 1.6873))

Three piece suite comprising of low flush WC, ceramic pedestal Armitage wash basin, ceramic bath with electric shower overhead, vinyl flooring, lighting, radiator and obscured uPVC double glazed window overlooking the side elevation.

Utility Room

5'5" x 9'4" (1.65 x 2.84 (1.6390 x 2.8519))

Range of drawer and base units with laminate work surface over, stainless steel single bowl drainer, tiled splash backs, lighting, power points, void for washing machine and uPVC double glazed window over looking the rear of the property.



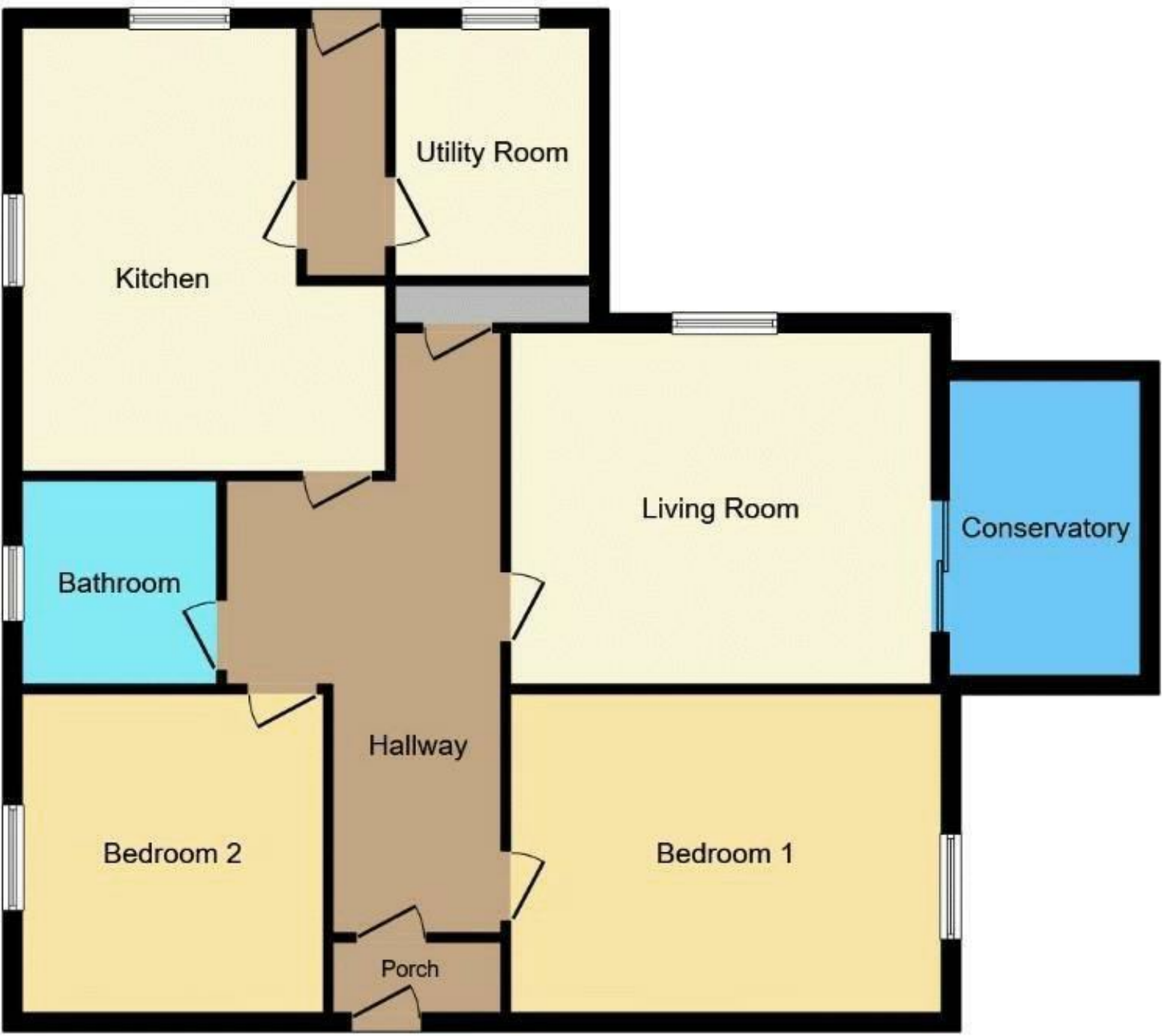
Outside

To the front elevation is a large driveway providing ample off-road parking for multiple vehicles. A pathway leads down the side of the property to the low maintenance rear garden which is bound by timber fencing and benefits from an al-fresco patio area. A lawned garden can also be found following a pathway from the seating area which leads to raised vegetable beds and low hedging surrounding.

Directions

From Ruthin office and turn onto the A494 Corwen Road and continue for approximately 13 miles through the village of Gwyddelwern, upon reaching the church on the right hand side- turn right and follow this road until you reach the signpost for 'Maes Hyfryd'- continue on this lane which will lead you to the property.





Floor Plan

Floor area 108.8 sq.m. (1,171 sq.ft.) approx

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	46
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

