



## Fron Heulog Cynwyd, Corwen, Denbighshire, LL21 0LG

**£374,950**

 5  1  2  G

**EPC - G3    Council Tax Band - B    Tenure - Freehold**

# , Corwen

## 5 Bedrooms - House - Detached

**\*NO ONWARD CHAIN\*** This property has been refurbished to perfectly blend modern amenities with original features, this picturesque chocolate box cottage is situated on an elevated position on a no-through lane leading up to the beautiful Berwyn Mountains. The property comprises of kitchen, living room, downstairs bedroom, three first floor bedrooms, family bathroom and rear garden. Tenure - Freehold, EPC Rating - G-3 , Council Tax Band - B



### Description

A charming 4 bedroom detached cottage made from white stone, which has recently been modernised and refurbished to combine modern amenities with a wealth of original features. The cottage is set in an elevated position on a peaceful no-through lane that leads up to Berwyn Mountains, offering splendid far-reaching westerly views across the village and the Upper Dee Valley towards Bala. Set in approx just under an acre of land.

### Accommodation

Composite front door with double glazed pannell leading through to

### Open Plan Kitchen/Diner

Modernly fitted kitchen comprising of worktop with matching wall and base units, integrated oven, integrated microwave, 4 ring electric hob with extractor hood above, single drainer sink with mixer tap, integrated dishwasher, integrated tall standing fridge/freezer, understairs storage cupboard, double glazed window to the front.

### Living Room

The living room is part of the original cottage with comprises, exposed timber beams, log burner in a stone fireplace, three double glazed windows to the front elevation and double glazed window to rear, under stair storage cupboard, double radiator and stairs leading to first floor accommodation.

### Sitting Room

Double glazed windows to the front and rear elevation and radiator.

### Bedroom One

Lovely private bedroom with connected roof terrace which has views over open countryside, being newly re furnished with windows overlooking the distant views, panelled radiator and door leading to:



### Bedroom Two

With double glazed window to front, door leading to side balcony and radiator.

### Bedroom Three

With double glazed window to front and rear and double radiator.

### Bedroom Four

With front and rear double windows overlooking both elevations and double radiator.

### Family Bathroom

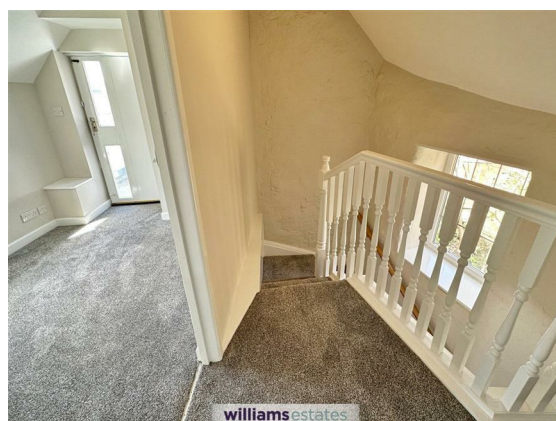
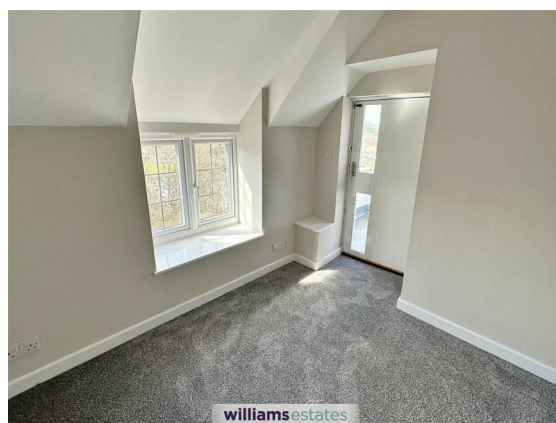
Panelled bath with shower over, wash basin in vanity unit, low flush wc, chrome heated towel rail, attractive blue tiles, storage cupboard and double glazed window to the front elevation.

### Outside

The property features two distinct parking areas to the front, with a sloping garden beyond them. The rear of the property boasts a garden area that sits on a bank, offering an elevated view. The side garden is enclosed by a picket fence, while a rear pathway provides easy access. Additionally, a gabion wall adds a unique touch to the property.

### Directions

From the Ruthin Office, travel onto record street, and take your left onto Corwen Road until you reach Ty'n-y-Cefyn and take your left onto London Road, as you come around the bend there is a sharp right turning, continue until you reach The Blue Lion take your first left after the pub, continue and take a left turning going up the steep hill.





**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>                                   |         | 41        |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    | 3       |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

**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.