



**7 Godre'r Coed, Cynwyd, LL21 0NG**

**£190,000**

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**EPC - D56 Council Tax Band - B Tenure - Freehold**



# Godre'r Coed, 4 Bedrooms - House

Offered for sale with NO ONWARD CHAIN is this beautifully presented and extended four-bedroom semi-detached family home located in the semi-rural setting of Cynwyd. This property features easily maintained gardens both at the front and rear. The interior includes a welcoming reception hall, a spacious living room, a well-appointed kitchen/diner, four bedrooms and a family bathroom. Viewing is highly recommended. EPC Rating - D56, Tenure - Freehold, Council Tax Band - B.



## The accommodation provides:

uPVC double glazed door leading into entrance porch which has three uPVC double glazed windows and a uPVC glazed door leading into entrance hallway.

## Entrance Hall

Tiled flooring, double panel radiator, doors off to all rooms and staircase to the first floor landing.

## Living Room

16'2" x 11'2" (4.93 x 3.42)

Expansive uPVC double glazed window to the front elevation, double panel radiator and electric wall mounted fire.

## Kitchen/Diner

28'8" x 6'4" (8.76 x 1.94)

Laminate worktops, matching wall and base units, tiled splash back, integrated electric oven, five ring gas hob with extractor above, stainless steel drainer sink with mixer tap over, provisions for washing machine, ample wall sockets, space for a tall standing double fridge/freezer, sky light providing plenty of natural light, built in storage cupboard/pantry and two double panelled radiators. Ample room for dining table, and uPVC french doors leading to the rear garden



## Dining Area

14'3" x 14'2" (4.36 x 4.34)

## Ground Floor Bedroom

13'11" x 13'4" (4.25 x 4.07)

Laminate flooring, double panel radiator, two uPVC double glazed windows to the rear and side elevation, door leading into utility/en-suite



## Utility/En Suite

14'6" x 7'6" (4.427 x 2.287)

Low level W.C, wall hung wash basin with splash back, walk in shower enclosure, double radiator and a uPVC double glazed obscure window to the front elevation and sky light.

### Bedroom One

13'3" x 10'8" (4.04 x 3.27)

Exposed flooring, uPVC double glazed window to the rear elevation, double panel radiator.

### Bedroom Two

12'4" x 10'1" (3.78 x 3.08)

Built in storage cupboard, double panel radiator and a uPVC double glazed window to the front elevation.

### Bedroom Three

8'0" x 7'0" (2.45 x 2.14)

uPVC double glazed window to the front elevation, double panel radiator.

### Bathroom

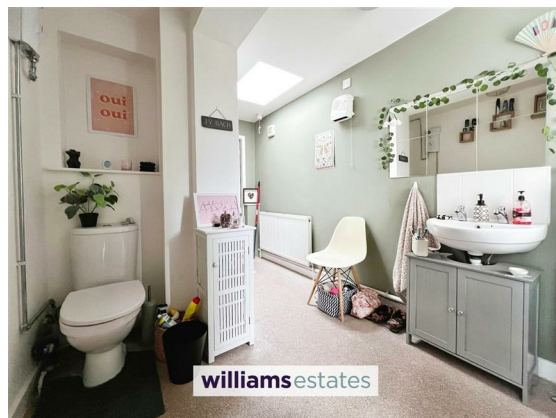
Three piece suite comprising panel bath with shower above, shower screen to side, pedestal wash hand basin, low level WC, fully tiled walls, uPVC double glazed window having obscure glass.

### Outside


The front of the property features paved pathways lined with timber fencing, offering ample off-road parking nearby. To the rear, you'll find a mostly paved area with artificial grass, complemented by a timber summer shed and enclosed by timber fencing.

### Directions

From the Agent's Ruthin Office take the A494 Corwen Road and proceed for some 9 miles, through the village of Gwyddelwern and on reaching the 'T' junction with the A5104 Chester Road turn right. At the traffic lights with the A5 turn left and immediately upon crossing the River Dee bridge turn right onto the B4401 Old Bala Road. Continue for about 1 mile to the village, and you will find the cul-de-sac 'Godre'r Coed' on the left before the Blue Lion Pub.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.