



7 Godre'r Coed, Cynwyd, LL21 0NG

£185,000

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EPC - D56 Council Tax Band - B Tenure - Freehold

Godre'r Coed, 3 Bedrooms - House

Offered for sale with vacant possession and NO ONWARD CHAIN is this extended end terrace family home located in the semi-rural setting of Cynwyd. This property features easily maintained gardens both at the front and rear and nearby parking.

The accommodation includes a welcoming entrance hall, spacious living room, a well-appointed kitchen/diner, and additional reception room/forth bedroom with adjacent wetroom to the ground floor and three bedrooms and family bathroom to the first floor.

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 uPVC glazed door leading into the

Entrance Hall

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

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

29'5" max x 14'3" max (8.99 max x 4.36 max)

Fitted with high gloss base and wall units with complimentary wood effect laminate worktops, tiled splash back, integrated electric oven with five ring gas hob and extractor above, stainless steel drainer sink with mixer tap over, provision and space for washing machine and dishwasher, space for a tall standing fridge/freezer, built in storage cupboard/pantry, space for dining table, two radiators, sky light providing plenty of natural light, uPVC french doors lead out to the rear garden



Reception Room/Bedroom Four

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

Radiator, two uPVC double glazed windows to the rear and side elevations, door leading into

Ground Floor Wetroom

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

Wet floor shower area with electric shower, wall mounted basin, W.C, radiator, uPVC double glazed obscure window to the front elevation and Velux roof window, door leads back to entrance hall

Bedroom One

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

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



Bedroom Two

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

Built in storage cupboard, radiator, 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, radiator.

Bathroom

Three piece suite comprising panel bath with mixer shower with twin head, shower screen to side, pedestal wash hand basin, W.C, fully tiled walls, uPVC double glazed window to the rear elevation with obscure glass.

Outside

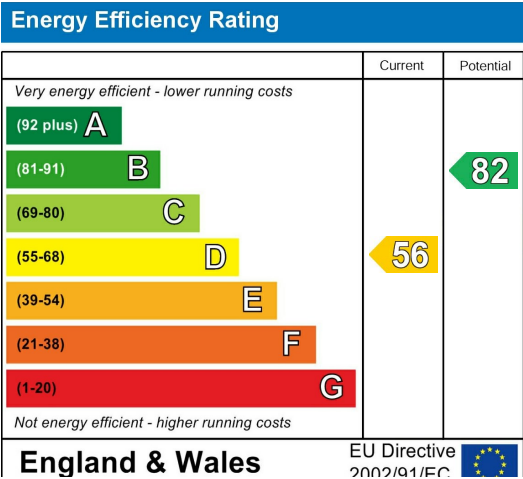
The front of the property features paved pathways lined with timber fencing offering ample off-road parking nearby. To the rear, you'll find a mostly paved area with artificial grass, complemented by a timber summer shed and enclosed by timber fencing.

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.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



Call us on
 01824 704050
Ruthin@williamsestates.com

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.