



**Westways Penybryn, Corwen, LL21 0BD**

**£350,000**

 3  2  2  C

**EPC - C72 Council Tax Band - E Tenure - Freehold**



# Penybryn, Corwen

## 3 Bedrooms - Bungalow - Detached

A superbly situated three bedroom property located in an elevated setting enjoying stunning views across The Clwydian Hills and the town of Corwen. The property provides exceptionally well presented accommodation which is finished to a high standard that can only be truly appreciated by inspection. The accommodation comprises reception hall, living room, dining room, conservatory, kitchen/breakfast room, utility, master bedroom with en suite shower room, two further bedrooms and family bathroom. There are beautiful lawned gardens having well stocked borders, parking for numerous vehicles and a garage.

The property is close to local amenities such as shops, a bus stop, public houses and cafes. Nearby there is also a primary school and leisure centre with indoor swimming pool. The popular towns of Ruthin and Llangollen are approximately 12 and 9 miles away respectively.

EPC - C72 Tenure - Freehold. Council Tax E



### Accommodation

The accommodation provides part glazed uPVC door with glazed side panel leading to:

### Entrance Hallway

Two large storage cupboards and an airing cupboard as well as access into the loft space, laminate floor, radiator.

### Living Room

17'11" x 14'2" (5.48 x 4.34 )

Triple aspect with inset modern gas stove which sits upon a marble hearth, laminate effect wood flooring, two radiators, feature archway leads to the dining area, uPVC double sliding doors leading to the:

### Conservatory

uPVC double glazed windows, polycarbonate roof, tiled floor, two uPVC double glazed doors leading out to both elevations.

### Dining Room

15'10" x 9'10" (4.85 x 3.01)

uPVC double glazed windows overlooking the side and rear elevations, radiator, laminate flooring.

### Kitchen/Breakfast Room

13'7" x 9'0" (4.15 x 2.76)

Fitted with a range of matching wall and base units with complimentary working surfaces, built in dishwasher and electric oven, electric hob with extractor above, stainless steel sink unit, partially tiled walls, tiled floor, radiator, uPVC double glazed window with tiled sill overlooking the rear aspect.

### Utility Room

10'0" x 5'4" (3.05 x 1.63)

Space and plumbing for a washing machine and tumble dryer, gas central heating boiler, matching base units, working surface, tiled flooring, uPVC double glazed window and door to the side.



## Family Bathroom

8'4" x 6'8" (2.56 x 2.05)

Fitted with a white three piece suite to include panel bath, WC, vanity units with cupboards and inset sink, partially tiled walls, fitted mirror, uPVC double glazed window having frosted glass, radiator, tiled floor.

## Bedroom One

12'11" x 11'8" (3.94 x 3.58)

Double bedroom, two uPVC double glazed windows to the front and side elevations enjoying far reaching views, laminate flooring, radiator.

## En Suite

Fully tiled and incorporating a double shower cubicle having electric shower, pedestal wash hand basin, WC, radiator, uPVC double obscure glazed window to the front elevation, large mirrored storage cupboard.

## Bedroom Two

12'7" x 9'3" (3.84 x 2.83)

uPVC double glazed window to the side elevation, storage cupboard, laminate flooring, radiator.

## Bedroom Three

9'3" x 7'1" (2.84 x 2.18)

uPVC double glazed window to the rear elevation, storage cupboard, laminate flooring, radiator.

## Outside

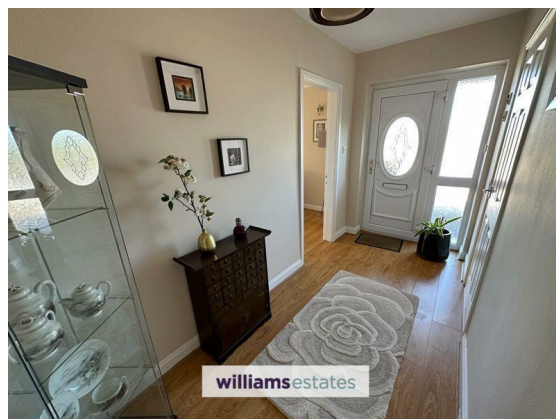
To the front is a sweeping driveway which provides ample parking space, landscaped tiered garden to the side of the property which leads from the lawned area via stone steps. There is also a decked seating area to the side of the property. Additional parking for possible caravan/trailer.

## Garage

Up and over door, light and power connected.

## Directions

From our Ruthin office turn left on Well Street towards The Square, upon reaching the roundabout take the first exit onto Castle Street and continue along the Corwen Road. Continue on the A494 for approximately ten miles passing through Pwllglas and Gwyddelwern. At the T junction turn right and continue on the A494 turning left at the A5 for Corwen. On reaching the town centre, take a right turn onto Chapel Street and turn immediately right after the Post Office onto Hill Street, follow the road towards the right continue up the hill until you reach a large corner which flattens slightly whereupon the property will be found on the left hand side..







Total area: approx. 148.4 sq. metres (1597.7 sq. feet)

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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	

Call us on  
01824 704050

[Ruthin@williamsestates.com](mailto: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.