



Colomendy Uchaf Cynwyd, Corwen, Denbighshire, LL21 0NF

£515,000

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EPC - C75 Council Tax Band - F Tenure - Freehold

, Corwen

3 Bedrooms - Character Property

NO CHAIN A delightful highly appointed Semi-Detached home located in Cynwyd, Near Corwen having the most delightful views across to the Berwyn Mountain range. The property which stands in grounds of approximately 0.90 acres provides a reception hall, living room with log burner, well appointed kitchen, utility, dining/sitting room, three bedrooms and family bathroom.

The property is approached via a gated entrance to the drive with turning area and parking for numerous vehicles, The impressive gardens are a particular feature being mainly laid to lawn with a good variety of established specimen trees and shrubs, there is a greenhouse, large garage/workshop and purpose built outbuilding.

Ideally located for walking and mountain biking in the area with the North Berwyn Way and The Wayfarers trail along with others accessible direct from the property.

EPC Rating - C75, Council Tax Band - F, Tenure - Freehold



Description

NO CHAIN A stunning three bedroom stone barn which was renovated in 2012, situated in an idyllic elevated position on the foothills of the Berwyn Mountains with stunning countryside views across the Upper Dee Valley with mature well stocked landscaped gardens and land totalling approximately 0.9 acres.

Colomendy Uchaf has been sympathetically renovated and combines a wealth of original feature whilst having modern amenities and briefly the accommodation provides entrance hall, utility, farmhouse style kitchen, living room, dining room/sitting room, landing, three bedrooms and a bathroom. The impressive property also benefits from a large detached garage/workshop and approximately 0.9 acres of land which is ideal for equestrian or livestock use.

Reception Hall

An oak stable door gives access to a spacious hall, part panel walls, shoe storage area, vaulted ceiling with exposed beam, coat rail, slate floor, antique column radiator, gable window with deep sill, slate floor. Stairs off:

Utility Room/WC

7'8" x 6'10" (2.34 x 2.1)

Fitted with wall and base units with solid oak worktops and a white glazed Belfast sink, void and plumbing for a washing machine and tumble dryer, feature radiator, cottage style window with deep oak sill, low level WC, beamed ceiling and slate flooring.

Farmhouse Kitchen

17'6" x 10'7" (5.35 x 3.23)

The kitchen is fitted with a comprehensive range of painted base and wall mounted cupboards and drawers, under unit lighting, matching centre island having cupboards and complimentary granite working surfaces, recess housing a range cooker having 5 gas rings, a double oven with grill and plate warming compartment with a feature beam over and attractive tiled surround, integrated microwave and dishwasher, 1 1/2 bowl sink with mixer tap over, space for American style fridge and freezer, two windows with deep sills having beautiful views across the garden and beyond, beamed ceiling, antique column radiator and oak panelled floor.



Living Room

17'4" x 12'4" (5.30 x 3.76)

Attractive fireplace with raised stone hearth, housing a log burner and a large feature beam over, double glazed doors leading to the rear, double glazed window to the front stone sills, beamed ceiling, TV point, antique column radiator, two large exposed beams and oak flooring.

Sitting Room/Dining Room

13'6" x 11'6" (4.14 x 3.52)

Two double glazed windows to the front and side both having deep oak sills, exposed stone fireplace and hearth, enclosed under stairs storage cupboard, beamed ceiling, antique column radiator and oak flooring

Landing

A spacious L shaped landing having oak flooring, two Velux roof lights, storage cupboards to the eaves, airing cupboard with radiator and solid oak doors.

Bedroom One

10'5" x 10'4" (3.20 x 3.16)

Large double glazed door opening to an external stone staircase with an additional window to the side elevation, vaulted ceiling, Velux roof light window providing views over the garden, antique column radiator and oak flooring.

Bedroom Two

14'7" x 7'7" (4.46 x 2.33)

Window with deep oak sill overlooking the front elevation, storage cupboards to the eaves, column radiator and oak flooring.

Bedroom Three

10'11" max x 8'3" (3.33 max x 2.54)

Velux roof light having stunning countryside views, column radiator and oak flooring.

Bathroom

8'4" x 7'6" (2.55 x 2.30)

Comprising a free standing roll top bath having a mixer tap, fully enclosed shower cubicle, pedestal wash hand basin and WC, partially vaulted ceiling with large Velux roof light affording stunning countryside views, column radiator and heated towel rail, part panel walls and oak flooring.

Outside

The property is approached via a gated entrance leading to a large drive and turning space providing extensive parking for numerous vehicles. There are extensive lawned gardens, mature hedging to boundaries and low established hedging throughout the gardens, a further gravelled area has steps leading to a further lawned garden, there is a good size greenhouse, vegetable plots with summer house and an additional summer house located to the top of the garden with views over the gardens and surrounding mountains, large wood/log store and stocked borders.

Access to the paddock and a large purpose built workshop and additional outbuilding, Extensive views of The Berwyn mountain range.

Workshop/Garage

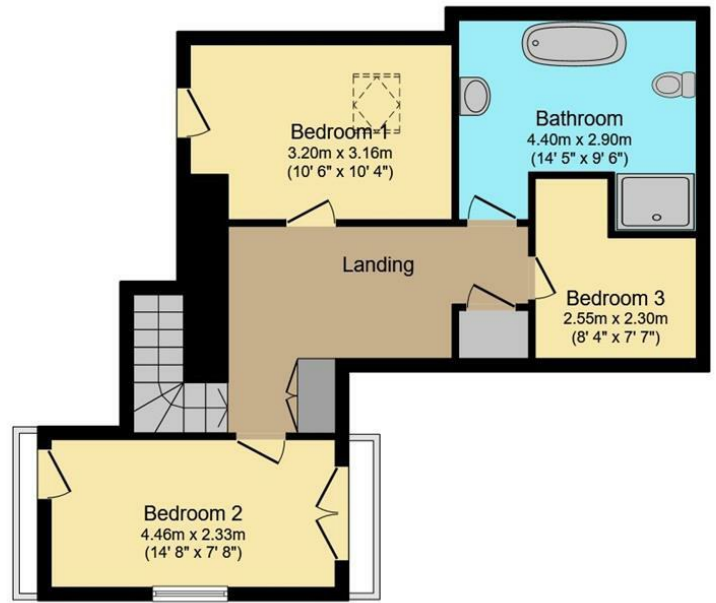
A large purpose built insulated double garage/workshop having two timber doors to the front, light and power installed.





Ground Floor

Floor area 70.4 sq.m. (757 sq.ft.)



First Floor

Floor area 58.9 sq.m. (634 sq.ft.)

TOTAL: 129.2 sq.m. (1,391 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(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.