



## Felin Bwlch Cottage Cerrigydrudion, Corwen, Denbighshire, LL21 9UB

**£325,000**

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**EPC - F32**

**Council Tax Band - D**

**Tenure - Freehold**

# , Corwen

## 2 Bedrooms - House - Detached

An opportunity to purchase a beautifully presented cottage set in the rural village of Cerrigydrudion, with wonderful views of the countryside and a stream running along the beautifully maintained gardens. The property consists of kitchen/diner, living room, downstairs shower room, two double bedrooms, three outbuildings and large gardens. Off road parking is also available at the front of the property. EPC - F32, Council Tax Band - D, Tenure - Freehold



### Description

Set in a tranquil location this 1847 Old Millers Cottage has views out across surrounding countryside, with a stream running through the beautifully presented gardens, situated in the rural village of Cerrigydrudion. The accommodation in brief comprises kitchen/diner, living room, ground floor shower room, two bedrooms, bathroom, outbuilding and large garden.

### Accommodation

Stable door opens into

### Kitchen/Diner

15'1" x 12'6" (4.60 x 3.81)

Kitchen units with hand made oak door fronts, comprising drawers and base units with wall units and glazed unit above, Belfast sink and mixer tap, tiled flooring, cast iron wood burning stove, double radiator, beamed ceiling, double glazed windows to front and the rear window overlooking adjoining fields to the mountains beyond and a turned staircase leading to first floor.

### Living Room

13'5" x 12'4" (4.09 x 3.76 (4.1 x 3.75))

Comprising a traditional stone built fireplace, double radiator, exposed beams, two double glazed windows to the front elevation and double glazed window to the rear.

### Shower Room

Electric shower enclosure with a possibility to add a bath, pedestal wash basin, W.C, double radiator, double glazed window to the side elevation.

### Landing

With cottage doors leading off to all rooms

### Bedroom One

13'7" x 12'4" (4.14 x 3.76)

Double glazed windows to the front and rear elevation, double radiator and a vaulted ceiling with exposed roof purlins.



## Bedroom Two

12'2" x 12'6" (3.71 x 3.81)

Double radiator, double glazed window to the rear and vaulted ceiling and exposed roof purlins.

## Exterior

The property features a driveway that offers off-lane parking, an oil tank, and a tall gate that ensures privacy. This driveway leads to the front garden, which has a patio area paved with slate and stone walls surrounding it. The garden is adorned with a diverse selection of plants, climbing flowering plants, and trees. There is also a timber gate that grants access to a side garden, complete with a raised decking area. A pathway guides you to timber double gates, opening up to a second off-lane parking area. From there, steps lead down to a stream that meanders through the garden. Following the path further, you will discover well-stocked cottage beds, ultimately unveiling a spacious lawn with various plantings.

## Garden Store

11'1" x 11'1" (3.38 x 3.38)

Double glazed windows and a corrugated roof

## Workshop

Stable doors, work bench and corrugated roof

## Summer House/Garden room

17'1" x 8'10" (5.21 x 2.69)

Timber double doors and a network socket.

## Directions

From the Agent's Ruthin office take the A494(t) continue on Well Street, proceeding onto Clwyd St, turn left and follow the road on to Mwrog Street, continue on this road for 13 miles until you reach the village of Cerrigydrudion, on approaching the village and as you come to the speed sign, turn left down the hill and you will find a white cottage at the bottom of the hill.



### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         | 100       |
| (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>                            | 32      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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.