



Bryn Gwynt Cynwyd, Corwen, LL21 0LT

£295,000



EPC - null Council Tax Band - Tenure - Freehold

, Corwen

4 Bedrooms - House

In need of renovation and modernisation Bryn Gwynt provides the ideal opportunity to acquire a detached property in a secluded location. The accommodation has a living room, a large lounge and kitchen, four bedrooms and bathroom. The property is situated in mature lawned gardens and has a stone wall and hedging to the boundary.



Accommodation

Wooden glazed door leading into entrance porch

Entrance Porch

Door off to living room, kitchen and shower room.

Living Room

12'5" x 10'3" (3.81 x 3.14)

Three windows to the front and to the side elevations, recessed storage cupboards, a gas fire on a tiled hearth.

Kitchen

13'3" x 9'10" (4.04 x 3.01)

Fitted with a range of matching wall and base units, complimentary working surfaces, space for a tall standing fridge and freezer, cooker with four ring hob and fitted extractor fan above, drainer sink with mixer tap, provisions for washing machine, window to the rear elevation and front elevation, wooden door leading to the rear, wall mounted gas boiler and a single and double radiator.

Inner Hallway

Having high ceilings leads through to the bedrooms and living room, door leading out to the rear garden.

Lounge

13'6" x 12'2" (4.13 x 3.71)

Bright and spacious room with an expansive window to the rear elevation, open fire on a tiled hearth and a double panel radiator.

Bedroom One

13'1".226'4" x 11'1" (4..69 x 3.39)

Large double bedroom with a window to the side elevation and a double panel radiator.

Bedroom Two

15'4" x 11'1" (4.69 x 3.39)

Large double bedroom with a window to the side elevation and a double radiator.



Bedroom Three

10'4" x 9'5" (3.16 x 2.89)

Double bedroom with a window to the front elevation and a double panel radiator.

Bedroom Four

11'6" x 8'5" (3.52 x 2.59)

Providing a window to the rear elevation, fitted wardrobes and a single panel radiator.

Room

6'0" x 3'2" (1.85 x 0.99)

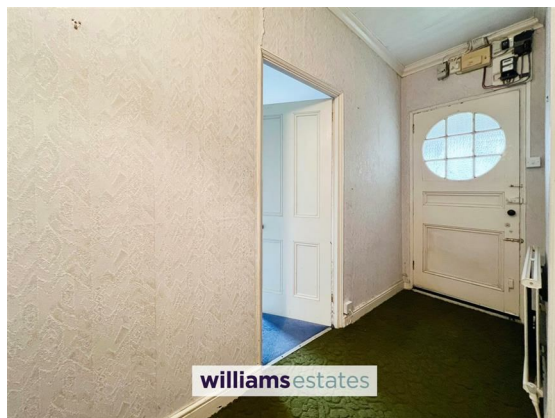
Window to the front elevation.

Shower Room


6'2" x 5'3" (1.89 x 1.62)

Tiled from floor to ceiling, low flush W.C., corner walk in shower enclosure, pedestal wash basin, single radiator, window to the front elevation.

Outside



Energy Efficiency Rating

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