



Hafotty Newydd Maerdy, Corwen, Denbighshire, LL21 9PA

£195,000

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EPC - F38

Council Tax Band - C

Tenure - Freehold

, Corwen

1 Bedrooms - Character Property - Detached

No Onward Chain

A detached stone cottage located in a beautiful rural setting having far reaching views perfect for those looking for peace and tranquility. The property retains many original features to include stone floors, beamed ceiling and exposed stone to part. The accommodation provides a sun room, living/dining room having a multi fuel burner, small kitchen, ground floor shower room having a compost WC. To the first floor you will find a half landing, a master bedroom and a small 2nd bedroom having restricted head height.

Ideally the property would benefit from a programme of renovation however for those looking for a retreat, somewhere to relax and enjoy the surrounding countryside the property is perfect.

EPC Rating - 38, Tenure - Freehold, Council Tax Band - B.



Accommodation

The accommodation provides uPVC double glazed door leading to:

Sun Room

uPVC double glazed windows having amazing views across adjoining countryside and beyond, uPVC double glazed door to the exterior, timber door leads to:

Living Room

13'3" x 12'7" (4.06 x 3.86)

Large feature timber fire surround housing a multi fuel log burner and exposed stone wall to the rear, timber shelving both sides of the fireplace, beamed ceiling, window to the side, original slate floor. original timber door leads to:

Kitchen

7'6" 7'1" (2.30 2.16)

Fitted with a range of base units, butchers block working surfaces, Belfast sink, tiled splash back, void for free standing cooker and small fridge freezer, original slate floor, single glazed timber window, exposed stone walls and beamed ceiling,

Shower/W.C.

Fully tiled corner shower enclosure, compost WC.

Bedroom One

13'6" x 11'7" (4.12 x 3.54)

Two timber single glazed bay windows to the front and side, original fireplace, fitted wardrobe, wall mounted storage heater.

Bedroom (Restricted headroom)

9'5" x 7'8" (2.89 x 2.36)

Single glazed bay window to the side elevation, wall mounted storage heater. This room has restricted headspace due to the sloping ceiling.


Outside

The property has a Right of Way across a farmers field via a 5 bar gate. Stone boundary wall, small front garden, extensive views across adjoining countryside.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small> 		

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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.