



**Minffordd Bryn Saith Marchog, Corwen,
LL21 9SB**

£330,000

 3  1  1  B

EPC - B88 Council Tax Band - D Tenure - Freehold

Bryn Saith Marchog, Corwen

3 Bedrooms - House - Detached

Located in a rural setting with open countryside views to both the front and rear lies Minffordd a detached three bedroom home having uPVC double glazing, underfloor heating to the ground floor, solar panels and oil central heating.

The accommodation provides reception hall, cloakroom, living room with wood burning stove, kitchen/breakfast room with integrated appliances and a utility room.

To the first floor you will find three bedrooms and a family bathroom.

The property is conveniently placed for commuting to Chester, Corwen, Bala and beyond.

EPC Rating - B88, Tenure - Freehold, Council Tax Band - D



Accommodation

uPVC double glazed front door opens in to:

Reception Hall

Wooden flooring, underfloor heating, under stairs storage cupboard, stairs rise off to the first floor, doors to downstairs accommodation, uPVC double glazed window to the front elevation

Living Room

14'8" x 14'2" (4.49 x 4.33)

Wooden floor, underfloor heating, multi fuel stove on a slate hearth, uPVC double glazed windows to the front and two to the side, uPVC sliding door leads to the rear having countryside views, air conditioning unit



Kitchen/Dining Room

18'8" x 11'0" (5.69 x 3.37)

Well fitted with a range of base and wall mounted cupboards and drawers, with work surfaces over, integrated dishwasher, oven, microwave and fridge freezer, four ring ceramic hob with a complimentary glass splashback and extractor hood over, 1 1/2 bowl sink unit with drainer and mixer tap, underfloor heating, space for dining table and chairs, uPVC double glazed window to the front elevation and two to the side, doors through to:

Utility Room

11'0" x 6'10" (3.37 x 2.10)

Base and wall mounted cupboards with working surfaces and tall larder cupboard, void and plumbing for washing machine, stainless steel sink unit with mixer tap, oil boiler serving the central heating and domestic hot water, uPVC double glazed window to the rear and door opening onto the rear garden



Cloakroom

7'6" x 3'8" (2.30 x 1.14)

Basin set within a vanity unit, W.C., uPVC double glazed window with obscure glass to the rear, tiled floor

Turned stairs from the Hall lead to

uPVC double glazed window to the half landing

Landing

Velux window, radiator, built in triple cupboards with slatted shelving and hanging rail, doors off to

Bedroom One

14'0" x 10'10" (4.29 x 3.32)

Radiator, air conditioning unit, Velux window with screen to the rear, uPVC double glazed window to the front elevation

Bedroom Two

11'1" x 10'4" (3.38 x 3.15)

Radiator, uPVC double glazed windows to the front and side elevations

Bedroom Three

11'0" x 8'0" (3.37 x 2.46)

Velux roof window, built in under eaves storage

Bathroom

8'10" x 7'7" (2.71 x 2.32)

Fitted with a white suite comprising panel bath, corner shower enclosure, with mixer shower, wash hand basin and W.C., within a vanity unit, Velux window, chrome heated towel radiator, tiled floor, part tiled walls

Outside

Access to drive providing parking, log store, stone wall to the front boundary, a timber gate gives access to the rear garden with a lawned area, patio area bounded by a stone wall and timber fencing, open aspect to the front and countryside views to the rear

Directions

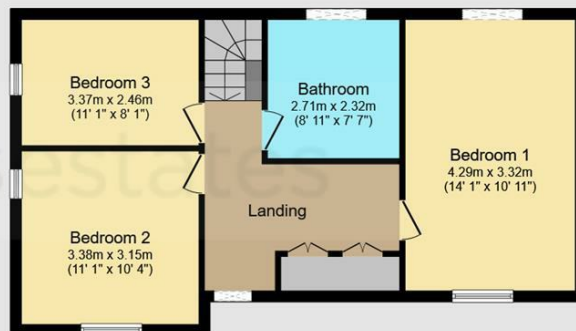
Leave Ruthin on the A494 in the direction of Corwen, continue through Pwllglas for approximately four miles. As you approach Pandy'r Capel the property can be found on the left hand side after the old chapel





Ground Floor

Floor area 66.9 m² (720 sq.ft.)



First Floor

Floor area 59.3 m² (638 sq.ft.)

TOTAL: 126.2 m² (1,359 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	90
(69-80) C		
(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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