



**Tyn Llwyn Glan yr Afon, Corwen, LL21
0HD**

£520,000

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EPC - F28 Council Tax Band - F Tenure - Freehold

Glan yr Afon, Corwen

3 Bedrooms - House - Detached

NO ONWARD CHAIN

Situated just off the A494 in the picturesque location of Glan Yr Afon, this charming house offers a unique opportunity for those seeking a tranquil rural lifestyle.

Set within approximately 3.4 acres, the property boasts stunning views of the surrounding countryside. The expansive grounds include a large workshop and garage, providing ample storage and workspace for hobbies or projects. Additionally, there is a generous car parking area with a vehicle inspection pit and a further large detached garage.

The serene rural setting is complemented by the gentle sound the stream running along the perimeter of the property.

The accommodation boasts living room, kitchen, utility, cloakroom and a front and rear porch to the ground floor with three bedrooms and bathroom to the first floor.

Viewing is highly recommended to fully appreciate this property and all it has to offer.

EPC Rating - F28, Tenure - Freehold, Council Tax Band - F



Accommodation

uPVC double glazed door opens into

Entrance Porch

4'11" x 9'2" (1.5 x 2.80)

Brick built with uPVC double glazed windows to three sides and uPVC double glazed door opening into

Hall

Stairs rising off to first floor, doors open to

Living Room

12'9" x 11'6" (3.911 x 3.510)

Electric fire on a tiled hearth and surround, radiator, uPVC double glazed window to the front elevation

Kitchen

18'2" x 12'0" (5.548 x 3.674)

Fitted with base and wall units with work surfaces over, stainless steel single bowl sink with drainer and mixer tap, built in electric oven with four zone electric hob and extractor fan over, Stanley Stove installed in a tiled recess, space for dining table, tiled floor, uPVC double glazed windows to the front and side elevations, opening through to

Galley Kitchen Area

Fitted with base and wall units with work surfaces to match main kitchen, continuation of tiled floor, space for tall standing fridge freezer, built in under stairs cupboard, radiator, uPVC double glazed window to the rear elevation, door opens into

Rear Porch

6'7" x 5'1" (2.023 x 1.550)

Continuation of tiled floor, uPVC double glazed window and door opening out onto the rear, opening into

Utility

9'4" x 6'7" (2.848 x 2.023)

Continuation of tiled floor, provision and space for washing machine and tumble dryer, Belfast sink, radiator, uPVC double glazed window to the rear elevation, door opening into

Cloakroom

6'4" x 2'11" (1.933 x 0.899)

Continuation of tiled floor, W.C., radiator, uPVC obscure double glazed window to the side elevation



Landing

Loft access, radiator, uPVC double glazed window to the rear elevation, doors off to all first floor accommodation

Bedroom One

11'4" x 12'0" (3.458 x 3.678)

Built in wardrobes, radiator, uPVC double glazed window to the front elevation with views across the adjoining countryside

Bedroom Two

10'7" x 10'9" (3.234 x 3.283)

Built in wardrobe, radiator, uPVC double glazed window to the front elevation with views across the adjoining countryside

Bedroom Three

7'2" x 8'1" (2.197 x 2.470)

Radiator, uPVC double glazed window to the rear elevation with views across the rear garden towards the stream

Bathroom

8'6" x 5'9" (2.608 x 1.753)

White suite comprising bath, wash basin in vanity unit, W.C., built in cupboard housing the hot water cylinder and slatted shelves, radiator, uPVC obscure double glazed window to the rear elevation

Garage

18'1" x 12'2" (5.523 x 3.730)

Stone built with white washed walls and valuted ceiling, light, Velux roof window

Workshop

22'3" x 17'0" (6.80 x 5.20)

Stone built with white washed walls and valuted ceiling, three pedestrian doors, power and light, four Velux roof windows

Detached Garage

16'8" x 13'9" (5.10 x 4.20)

Up and over door, power and light

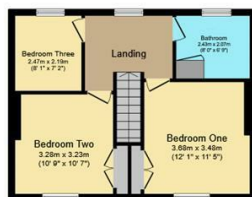
Outside

To the right hand side of the property a tarmac drive leads via iron double gates to an extensive parking area and the detached garage, bounded by lawned and small stone walling continues to steps taking you to the field adjacent to the property bounded by timber fencing, to the front there is a raised gravelled area providing access via steps to the front door which is planted with shrubs and borders and in turn leads via a path and iron pedestrian gate to the rear to one side with an additional driveway to the left hand side giving access to the single garage and workshop and the rear via gates





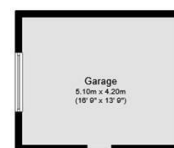
Ground Floor
Floor area 60.5 m² (651 sq.ft.)



First Floor
Floor area 45.1 m² (485 sq.ft.)



Outbuilding
Floor area 81.5 m² (877 sq.ft.)



Garage
Floor area 21.8 m² (234 sq.ft.)

TOTAL: 208.8 m² (2,248 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

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