



**Bryn Refail Gwyddelwern, Corwen, LL21  
9DL**

**£225,000**

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**EPC - F35    Council Tax Band - D    Tenure - Freehold**



# Gwyddelwern, Corwen

## 3 Bedrooms - House - Detached

Offered For Sale in the semi-rural setting of Gwyddelwern is this extended and refurbished and detached family home with stunning elevated views of the countryside.

The property comprises living room, dining room, kitchen and shower room to the ground floor, with three bedrooms and family bathroom to the first floor.

Added benefits include off road driveway parking, under property workshop/storage, elevated patio and small garden area taking advantage of the views, double glazing and Oil fired central heating.

Viewing is highly recommended to fully appreciate this property and its surroundings.

EPC Rating F35, Tenure - Freehold, Council Tax Band - D



### Accommodation

uPVC double glazed front door opens into

### Entrance Hall

Tiled floor, doors lead to living room, shower room and kitchen

### Living Room

16'4" x 12'2" (4.98 x 3.73)

A bright and spacious room with and exposed beamed ceiling, a large multi fuel burner with stone hearth and backing to match, two uPVC double glazed windows to the front with lovely views across the valley beyond, radiator, stairs rising off to the first floor with built in storage

### Shower Room

6'11" x 5'4" (2.11 x 1.63)

Tiled floor area with electric shower, pedestal wash basin, W.C., part tiled walls, uPVC obscure double glazed window to the front elevation, radiator

### Kitchen

12'11" x 10'7" (3.96 x 3.23)

A well stocked kitchen with fitted wall and base units and complimentary work surfaces over and tiled splashbacks, stainless steel single bowl sink with drainer, built in double oven with four ring electric hob and extractor over, space for tall standing fridge freezer with water feed, space and provision for washing machine, tiled floor, radiator, two uPVC double glazed windows to the rear elevation with far reaching views towards the countryside, door opens into

### Dining Room

17'3" x 7'1" (5.26 x 2.18)

Continuation of tiled floor, radiator, vaulted ceiling with two Velux windows, uPVC double glazed French doors open out onto the side of the property

### Split Level Landing

Doors leading off to all first floor accommodation



### Bedroom One

12'7" x 10'7" (3.84 x 3.25)

Dual aspect with uPVC double glazed windows to the front and side elevations with far reaching views of the countryside beyond, partially vaulted ceiling, radiator

### Bedroom Two

12'2" x 8'5" (3.71 x 2.59)

uPVC double glazed window to the front elevation with far reaching views, partially vaulted ceiling, radiator

### Bedroom Three

8'11" x 7'1" (2.72 x 2.16)

Fitted out with a 'captains' bed with storage beneath, radiator, uPVC double glazed window to the front elevation with views

### Bathroom

8'9" x 5'4" (2.69 x 1.63)

Three piece white suite comprising bath, pedestal wash basin, W.C., partially tiled walls, tiled floor, uPVC obscure double glazed window to the side elevation

### Lower Ground Store

18'11" x 7'5" (5.772 x 2.272)

Accessed at the rear of the property there is a large storage area under the kitchen used as a workshop with power and light and houses the oil fired central heating and hot water boiler

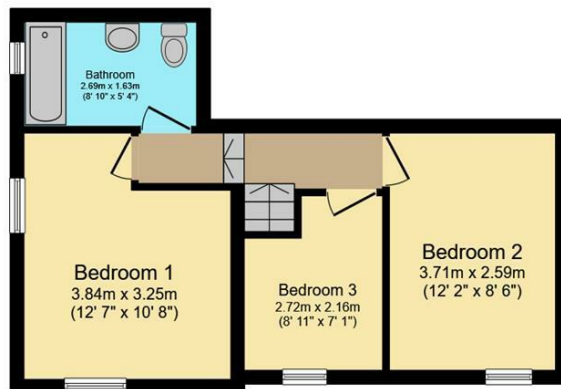
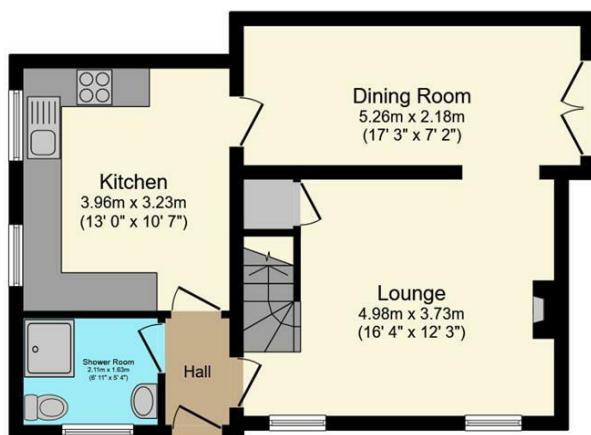
### Outside

Double gates open onto a part gravelled park seeded driveway providing off road parking and leads, via steps to a raised patio area bounded by iron fencing, a further gate takes you to a path at the side and a further set of steps leading to a small elevated garden area

### Directions

From the Ruthin office take the Corwen Road (A494) passing through Pwllglas and on entering the village of Gwyddelwern take the second left just before the old Ty Mawr Inn. Continue a short distance and the property can be found on the left hand side



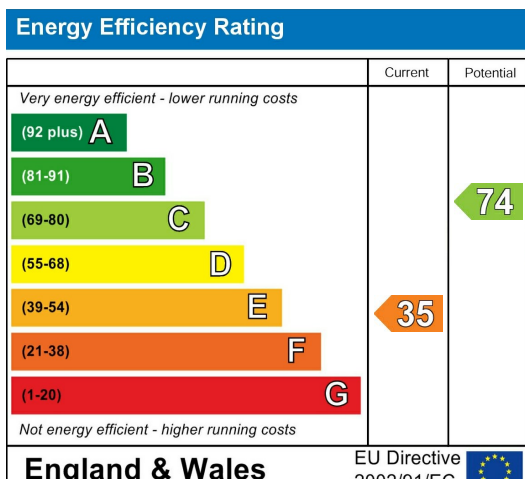


**TOTAL: 85.1 sq.m. (916 sq.ft.)**

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