



Bryn Llwyn Lodge Cynwyd, Corwen, LL21 0HP

£225,000

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EPC - G20 Council Tax Band - E Tenure - Freehold

, Corwen

2 Bedrooms - House

**** No Onward Chain **** An impressive stone built detached cottage with glazed porch to front, in need of a scheme of modern enhancements, located in an area of outstanding beauty conveniently close to the A5 and Llangollen. Set back from the road side offering off street parking and attached garage. The accommodation offers a porch, living room with bay window, dining room, kitchen, ground floor shower room and pantry and to the first floor two bedrooms one with en suite bathroom. To the outside enclosed garden area to rear and slightly elevated garden. Worthy of an internal viewing to fully appreciate.
EPC rating - TBC - Tenure - Freehold - Council Tax Band - E



Accommodation

Glazed door leads into

Glazed Entrance Porch

25'7" maximum 9'10" minimum x 3'11" (7.8 maximum 3.00 minimum x 1.2)
With radiator and quarry tiled floor.

Dining Room

14'5" x 13'5" (4.4 x 4.1)
With double radiator, window to the front elevation and three sealed unit double glazed windows. Arch leads into

Living Room

19'8" maximum 13'9" minimum x 14'5" (6.00 maximum 4.2 minimum x 4.4)
With double radiator, stone faced feature fireplace, walk in box bay sealed unit double glazed window to the front elevation.

Inner Hall

With quarry tiled floor, storage cupboard and pantry.

Ground Floor W.C/Shower Room

7'6" x 5'10" (2.3 x 1.8)
With shower area, washbasin, W.C, quarry tiled flooring, radiator and uPVC double glazed window.

Step up to Kitchen

9'10" x 11'5" (3.00 x 3.5)
With pine fronted units, Firebird oil central heating boiler, stainless steel sink, sealed unit double glazed window to the side, two sealed double glazed windows overlooking the courtyard garden and door leading into the garden.

Stairs to Landing

With sealed unit double glazed window to the rear and linen cupboard

Bedroom One

9'8" x 14'5" (2.95 x 4.4)
With sealed unit double glazed windows to the front and side elevations, radiator and storage cupboard. Door leads into



Bathroom Off Bedroom One

10'5" x 9'10" (3.2 x 3)

With panelled bath, wash basin, W.C, airing cupboard, radiator and with sealed unit double glazed window to the side elevation.

Bedroom Two

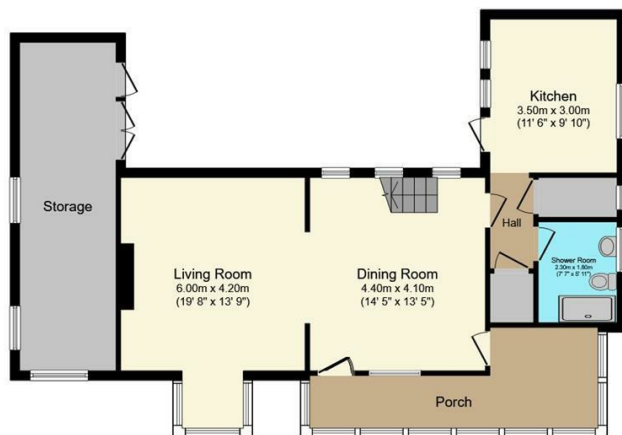
12'4" x 14'5" (3.76 x 4.4)

With fitted wardrobes, radiator and sealed unit double glazed window to the front elevation and uPVC double glazed window to the side elevation.

Outside

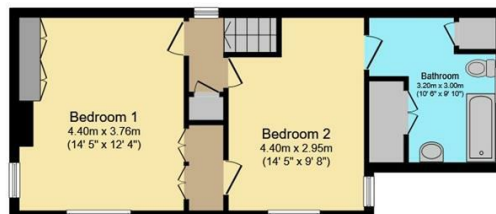
Small driveway to the side with attached garage. To the rear an enclosed courtyard garden. A path runs around the side of the property to a tiered garden with stone walling offering a mixture of plants. There is a front garden opposite the house





Ground Floor

Floor area 86.9 sq.m. (936 sq.ft.)



First Floor

Floor area 44.5 sq.m. (479 sq.ft.)

Total floor area: 131.4 sq.m. (1,415 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		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	20	
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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