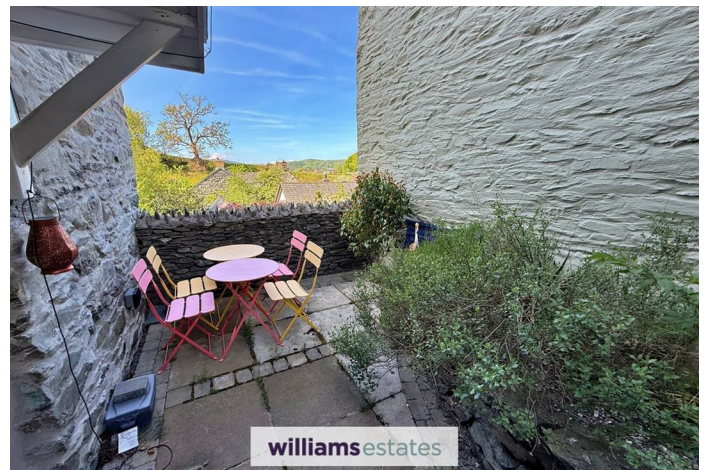


# williams estates



## Carmel Chapel Cynwyd, LL21 0LL

### £279,000

 2  2  1  D

**EPC - D60**

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

# SUMMARY

A stunning converted and beautifully presented Chapel conversion situated in a quiet location within the picturesque rural village of Cynwyd which lies in the Dee Valley on the B4401 between Corwen (2 miles) and Bala (10 miles). Dating from 1889 "Carmel Chapel" has been sympathetically restored and converted to provide well appointed accommodation featuring a wealth of oak flooring and deep window sills. The large open plan living/dining/kitchen located within the original chapel area with 23'9" high vaulted ceiling and galleried landing is a most notable feature. There is off-road parking to the front and a hard surfaced side garden on three levels providing a relaxing seating area with rural outlook. The property is double glazed and has a mains gas fired heating system with a heat recovery system. EPC D60 rating -  
Tenure - Freehold - Council Tax Band - D



## Accommodation

Heavy Oak feature door leads into

### Entrance Hall

5'7" x 5'3" (1.71 x 1.61)

With pitch-pine panelling to dado level, inset ceiling lighting, slate-effect tiled floor and Oak doors leading off to:

### Lounge/Kitchen/Diner

29'11" x 20'0" (9.14 x 6.12)

Fabulous double height living room with dining area and kitchen area off. To the living area, having lots of natural light from large arched double glazed windows with shutters, high vaulted ceiling, oak staircase with glass balustrade, overlooking gallery landing above. The kitchen having worktops with drawer and base units beneath, integrated fridge, integrated freezer, induction hob, inbuilt extractor, single drainer sink with mixer tap, oak floor and double height double glazed window.

### Shower Room/W.C

With low flush W.C, washbasin, shower enclosure, floor to ceiling tiled walls, extractor fan, oak window sill and double glazed window to the front elevation.

### Stairs to Landing

From the Living Area oak staircase leads to the gallery landing with seating area and Velux roof window.

### Bedroom One

10'7" x 9'4" (3.24 x 2.87)

With high vaulted ceiling, Velux roof window, inbuilt wardrobes with sliding doors and column radiator.

### En Suite

7'1" x 5'9" (2.17m x 1.77m)

Three piece white suite comprising a claw foot bath with shower mixer tap attachment, pedestal wash hand basin and low level W.C, column radiator., illuminated mirror, Velux roof window and extractor fan.

### Bedroom 2

16' 10" x 10' 0" (5.14m x 3.05m)

Built-in wardrobes. Radiator. Oak flooring. Deep sill to sash window. Door to the side of the property.

Staircase to:

### First Floor Landing/Study Area

Overlooking the Living Room with exposed beams and "Velux" double glazed roof-light.





## Utility Room

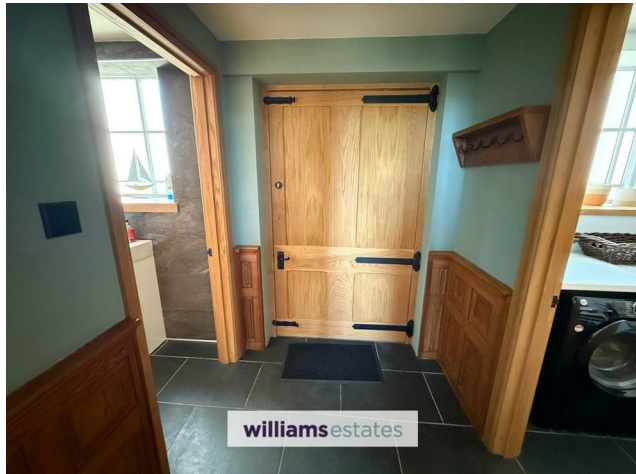
7' 0" x 5' 10" (2.14m x 1.78m)

Fitted range wall, drawer and base units including a tall cupboard housing the "Ideal" gas-fired boiler, manifold system for underfloor heating and double glazed window to the front elevation.

## Lower Landing Area

### Directions

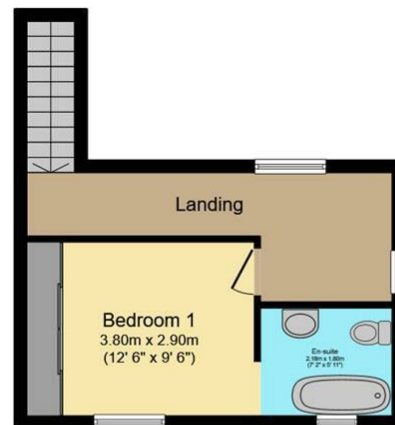
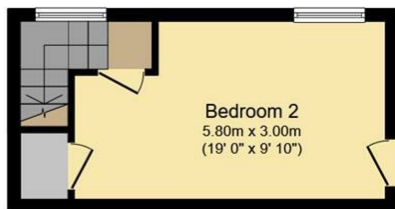
Proceed from Ruthin office onto Castle Street and continue along onto Corwen Road and A494 to B4401 to Corwen. Turn left at the traffic lights and then right signposted Cynwyd B4401. Continue to the village passing the convenience store on the right and continue along where the property can be seen on the right hand side.











**Lower Ground Floor**  
Floor area 18.1 sq.m. (195 sq.ft.)

**Ground Floor**  
Floor area 72.6 sq.m. (781 sq.ft.)

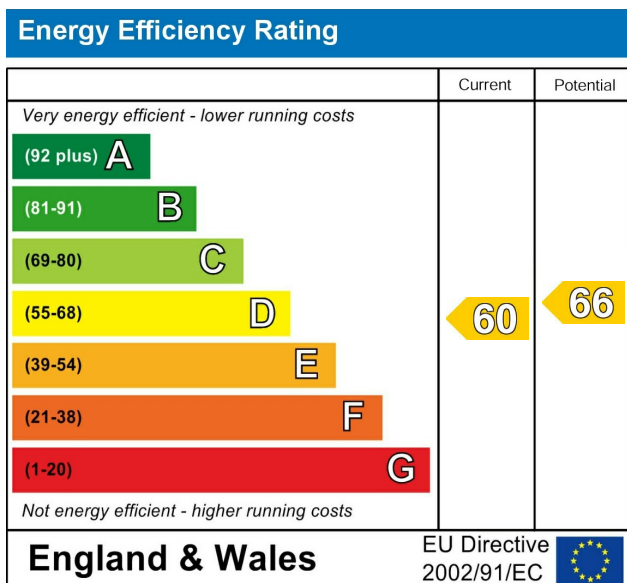
**First Floor**  
Floor area 26.8 sq.m. (288 sq.ft.)

Total floor area: 117.5 sq.m. (1,265 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](http://www.Propertybox.io)

**williams**  
estates

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.



Call us on  
01824 704050  
[Ruthin@williamsestates.com](mailto:Ruthin@williamsestates.com)

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.

**williams**estates