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**Groes Lwyd Barns Pencoed, Corwen,  
LL21 9DD**

**£675,000**

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**EPC - C70**

**Council Tax Band - G** **Tenure - Freehold**

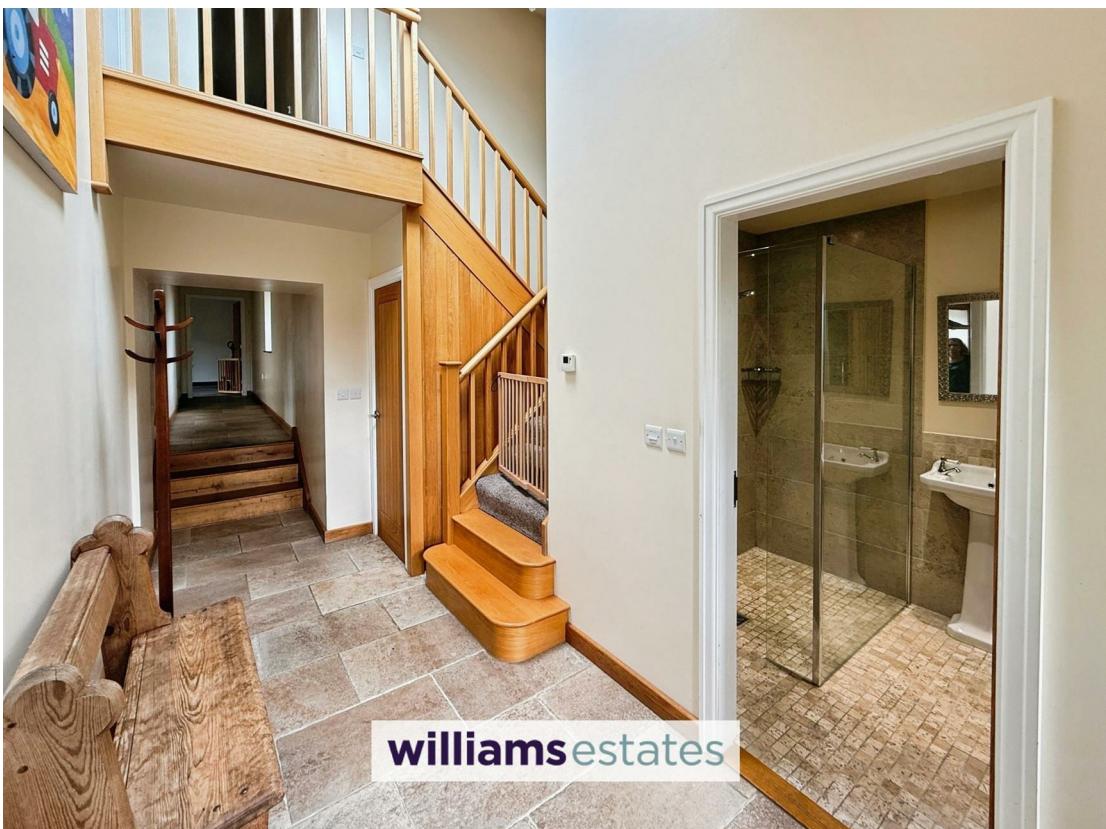
# SUMMARY

Groes Lwyd Barns is a stunning property which offers a unique blend of modern living and rustic charm. Completed in 2016, this remarkable house has been thoughtfully converted from a pair of old barns, seamlessly linking them to create a spacious L-shaped home. With five generously sized bedrooms and four well-appointed bathrooms, this residence is perfect for families or those seeking ample space for guests.

As you step inside, you will be greeted by immaculate interiors that reflect high-quality workmanship. The property boasts hard floors throughout, complemented by elegant oak cottage doors, creating a warm and inviting atmosphere. The double-glazed windows not only enhance the aesthetic appeal but also ensure energy efficiency and comfort.

The expansive reception rooms provide versatile spaces for both relaxation and entertaining, while the far-reaching views of the Berwyn Mountains and the Dee Valley add a breathtaking backdrop to your daily life. The location is particularly advantageous, situated just a short distance from the A5 and only 20 minutes by car from the charming town of Ruthin.

With oil central heating, this home is designed for modern living while retaining its character and charm. Whether you are looking for a peaceful retreat or a family home with plenty of room to grow, this property in Pencoed is a rare find that combines quality, comfort, and stunning natural beauty. Don't miss the opportunity to make this exceptional house your new home.



## Accommodation

Cottage style double glazed door, leading into:

### Large Reception Hall

Two storey linking the former two barns together, with a double height vaulted ceiling, with a large Velux double glazed roof, oak staircase and oak skirting boards, double glazed window to the front elevation with slate window sill, having uninterrupted views, under stairs storage incorporating the Worcester central heating boiler and manifold systems for underfloor heating.



### Wet Room

Covered with underfloor heating, heated towel rail, enclosed shower, pedestal wash basin, W.C, fully tiled flooring, tiled shower area, low voltage down lights and double glazed window.

### Kitchen

17'0" x 16'6" (5.20 x 5.03)

With access from the hallway, a spacious open plan dining and living space. The kitchen which comprises of drawers and base units, polished granite worktops with an exceptional finish, inset bowl with mixer tap, space for range cooker, two larder fridges, integrated dishwasher, large central island with breakfast bar, power points and dining to each side, soft close hand drawers, exposed stone wall, under floor heating, double height ceiling, oak gallery landing above, large double glazed Velux roof window, low voltage down lights, double glazed windows with deep slate sills, uPVC double glazed oak effect double doors opening onto the front elevation and double door opening onto the rear garden. Single step up from the Kitchen to:



### Dining/Living Room

28'4" x 18'4" (8.66 x 5.61)

With high ceiling, exposed beams, double sided raised wood burning stove as a focal point in the centre of the room, underfloor heating, a row of four windows overlooking the rear garden, oak flooring, UPVC oak effect double glazed double doors opening out onto the rear garden, two double glazed windows to the front elevation both with a deep window recess with slate sills with matching uPVC oak effect double doors opening on to the front.



### Main Entrance

Three oak steps lead to the rear section of the property, with double glazed window to the side elevation.





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### Utility Room

14'1" x 9'10" (4.30 x 3.00)

With granite worktops matching kitchen, drawer and base units, wall units over, tall standing larder cupboard, Frankie inset sink, with dual draining channels etched into the granite, plumbing for a washing machine, void for condensing dryer, room for tall standing fridge and freezer, double glazed window overlooking the rear garden and walk in pantry with tiled floor and shelving.

### Reception Room/Bedroom Five

20'2" x 13'9" (6.17 x 4.20)

A multi use room with tiled flooring, with underfloor heating, double glazed window overlooking the rear garden, oak effect uPVC double glazed door opening out onto rear garden and a further area with wardrobe/coat hanging/clothes space.

### Landing

A turned staircase with oak spindles and hand rail, which lead to the first floor with two corridors.

### Front Elevation

Has a galleried walkway has a matching oak balustrade, looking down on the kitchen beneath with leading to two bedrooms

### Bedroom One (Master Bedroom)

13'10" x 13'5" (4.23 x 4.10)

With exposed roof trusses, high vaulted ceiling, radiator, oak flooring, built in double wardrobe with oak doors, double glazed Velux roof window, double glazed window to the front elevation overlooking the front garden with views out towards Corwen, mountains and beyond and uPVC double glazed oak effect door leading onto a side balcony featuring a sitting area, with steps leading down to the rear garden.

### En Suite

8'2" x 6'7" (2.50 x 2.01)

Electric underfloor heating, heated towel rail, shower enclosure, wash basin, WC, vanity unit, towel rail, extractor fan, double glazed window.

### Bedroom Two

14'11" x 12'8" (4.56 x 3.88)

High vaulted ceilings exposed roof truss, doubled glazed Velux roof window, oak flooring, double radiator, double glazed window to the front elevation again enjoying the lovely views



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## Ensuite

8'1" x 3'11" (2.47 x 1.20)

Again electric underfloor heating, shower enclosure, wash basin, W.C, tiling, ground heated towel rail, extractor fan, double glazed window to the front elevation.



## Rear Elevation

From the turned stair case, down the second corridor running behind to the rear elevation to a further two double bedrooms:

### Bedroom Three

14'5" x 12'1" (4.40 x 3.70)

Has high vaulted ceilings, oak floor, radiator, double glazed window with deep window reveal and slate windowsill, timber ceiled unit double glazed door which adds on to a Juliet balcony with hand rail.

### Bathroom

10'2" x 7'8" (3.10 x 2.36)

Situated between both bedrooms, originally door to make ensuite one for each room but has been made into one large bathroom. Has plumbing for shower/bath, wash basin, W.C, waste for W.C, radiator, extractor fan, double glazed window with obscured glass.



### Bedroom Four

14'0" x 10'2" (4.28 x 3.10)

With oak floor, radiator, high vaulted ceiling, double glazed window, storage cupboard, additional high ceil unit double glazed window with slate sill, providing a light and airy room.

## Outside

Enclosed garden to the rear of the property, enclosed with high fencing around, slate chipping's to minimise maintenance, and further outdoor seating area.

Large store under the bedroom one staircase side balcony. Attractive covered seating area, relaxing place to sit to admire the views.

Ample parking with vehicle access to the front of the property, laid with slate chipping's, front terrace is laid with slate tiling which is running the length of the front elevation, including extensive covered storage beneath. The front garden is laid to lawn.



## Directions

Starting from our Ruthin office, turn right onto Record Street, continue for 160 yards, turn left onto Castle Street, continue for 10 miles along Corwen Road on to the A494, turn right onto Pencoed for 0.4 miles and the property is located on your left.

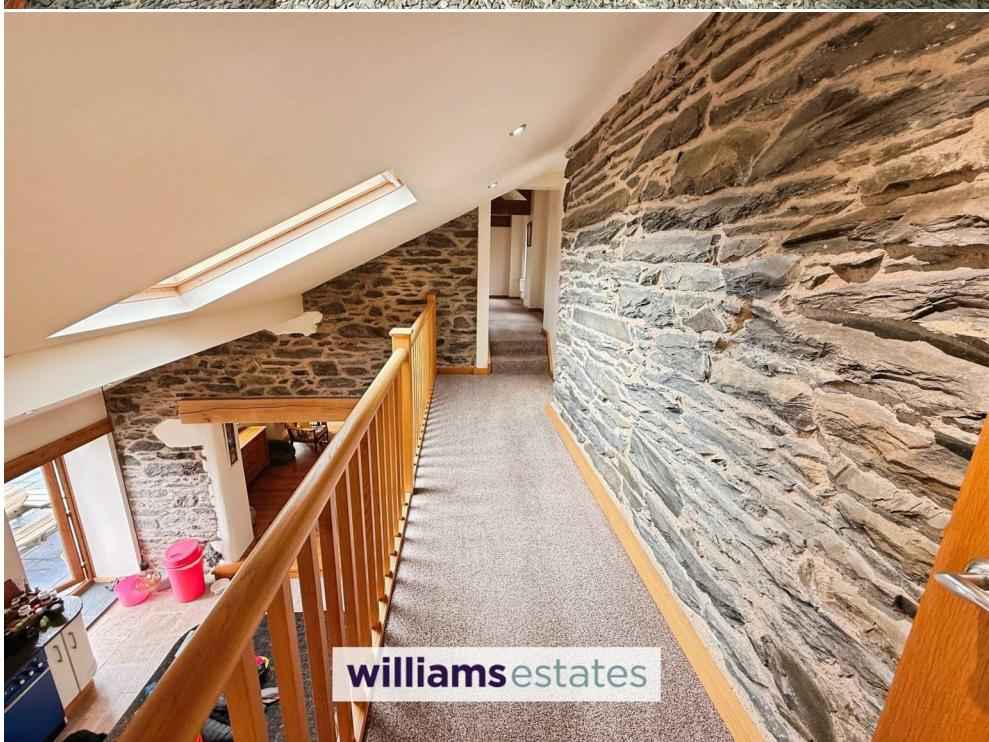




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**Ground Floor**

Floor area 142.0 sq.m. (1,528 sq.ft.)



**First Floor**

Floor area 95.3 sq.m. (1,026 sq.ft.)

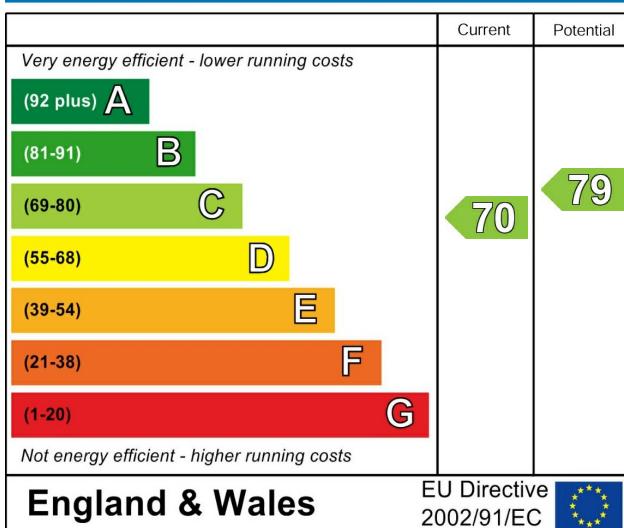
Total floor area: 237.3 sq.m. (2,554 sq.ft.)

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)

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### Energy Efficiency Rating



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01824 704050  
Ruthin@williamsestates.com

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