



Gwalia Cynwyd, LL21 0HP

£265,000

 2  2  2  G

EPC - G20

Council Tax Band - C

Tenure - Freehold

, Cynwyd

2 Bedrooms - House

An attractive, newly refurbished two bedroom end terrace cottage set within extensive grounds of about 0.75 acres located in a stunning setting with far reached views across to the upper Dee Valley.

This attractive home has been modernised and refurbished with new cottage style double glazed windows to front, oak framed porch and dry lined to the main walls to improve thermal efficiency and new central heating system.

It affords a large ground floor sub-divided by the staircase to create an attractive lounge and separate dining room both with wood burning stoves, kitchen. First floor landing with inner landing/study, two double bedrooms and bathroom. Drive and parking area. Very extensive paddock to one side and rear.



Accommodation

Oak framed canopy entrance with a modern wood grain effect coloured composite and double glazed door leading in to an open plan lounge and dining room

Reception room

10'9" x 14'5" (3.301 x 4.400)

The lounge is an attractive room with a painted and high beamed ceiling, deep recessed fireplace with raised hearth, substantial stone beam over and a wood burning stove, display niche with shelf, modern cottage style double glazed windows to front with delightful westerly views across the Dee Valley towards rolling countryside, TV point, and radiator.

Dining room

8'8" x 14'2" (2.653 x 4.323)

A through room which is well lit with double glazed windows to both front and rear, the front being cottage style and with far reaching views across the valley, wide staircase rising off with an enclosed understairs cupboard, recessed fireplace with stone top, oak mantel and enclosed wood burning stove, and a radiator.



Kitchen

14'3" x 6'7" (4.363 x 2.022)

An attractive room with a range of bespoke base units with a painted finish to a Shaker style with pine knobs and a heavy pine working surface to include a white glazed Belfast sink with copper and brass taps, tiled splashback, space for slot in cooker, fitted cupboard providing housing for a fridge and small freezer, double glazed window to the rear elevation, matching double glazed door to side, panelled radiator.

Landing

From the dining room stairs to the first floor with a radiator, power points, top of the landing providing a useful study area with vaulted ceiling and small uPVC double glazed window to the side elevation.



Bathroom

6'7" x 9'3" (2.008 x 2.842)

With low flush W.C, washing basin with stainless steel fountain tap, bath with over head shower, radiator, uPVC double glazed window to the rear elevation.

Bedroom One

14'7" x 11'0" (4.456 x 3.370)

Good sized bedroom having modern cottage style double glazed windows to front with far reaching views across the Dee, partially vaulted ceiling, power points and a radiator.

Bedroom Two

14'4" x 8'6" (4.371 x 2.604)

Another good sized bedroom with modern cottage style double glazed window to front elevation enjoying the fabulous views, a radiator, power points, void for tumbler dryer.

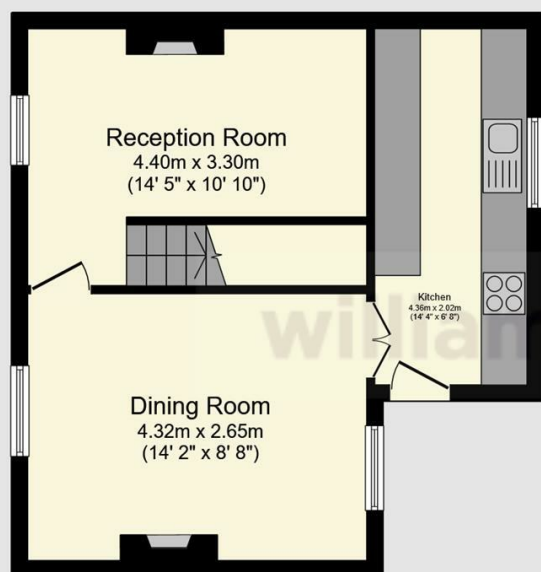
Garden

The property stands in a slightly elevated position with vehicle access to one side which extends across the front elevation of the house over which there is space for parking. Please note there is also a right of pedestrian access over this area in favour of the adjoining property. The house stands within extensive grounds of about 0.75 acre providing a large parcel of ground to the right hand gable elevation and to the rear extending for some distance towards the village and provides an ideal enclosure for those wishing to keep small livestock or develop a kitchen garden and subject to consent provides an ideal space for the erection of a double garage, workshop and stores.

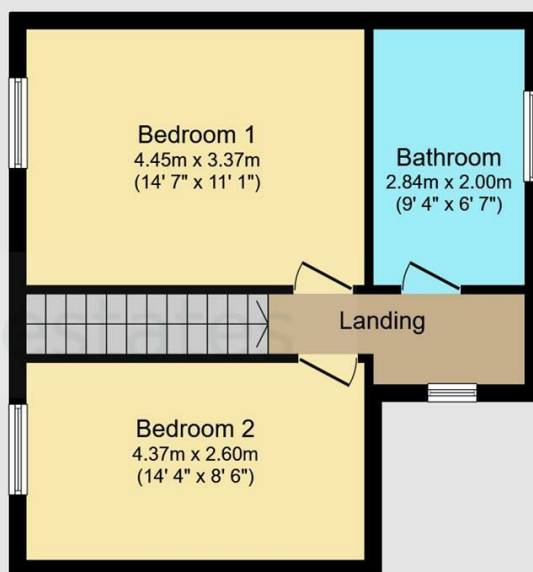
Directions

From our Ruthin Office take the A494 Corwen road proceeding for some 9 miles through the village of Gwyddelwern and on reaching the junction with A5104 Chester road turn right. On reaching the traffic lights with the A5 turn left and on crossing the River Dee bridge turn immediately right onto the B4401 Old Bala Road. Continue along this road and on reaching the village Cynwyd the property is set back on the left opposite a wide layby.





Ground Floor
Floor area 40.8 sq.m. (439 sq.ft.)



First Floor
Floor area 40.8 sq.m. (439 sq.ft.)

Total floor area: 81.6 sq.m. (879 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

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.

williamsestates

Call us on
01824 704050
Ruthin@williamsestates.com