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2 Pont Melin Rhug, Corwen – LL21 9NS

Offers in Region of **£450,000**

2 Pont Melin Rhug

Corwen, Corwen

NO ONWARD CHAIN

This beautifully presented semi-detached house offers a unique blend of modern comfort and charming period features, perfect for families or those seeking a tranquil countryside retreat. The property boasts three spacious bedrooms, the master bedroom includes an en-suite bathroom, while bedroom two includes a Juliet balcony to enjoy the stunning countryside views and a modern family bathroom having a four piece suite.

The ground floor is defined by its inviting open plan modern kitchen, this is truly the heart of the home, featuring integrated appliances, a central island with seating, and expansive bi-fold doors that flood the area with natural light and provide seamless access to the garden. This space flows effortlessly into a cosy reception room complete with a log burning stove and a snug with exposed wooden beams and charming brick fireplace. Further benefits include separate utility room/boot room and downstairs cloakroom.

The garage conversion has been thoughtfully designed and offers a home purpose built gym, a kitchenette, a shower room and double bedroom.

Outdoor living is just as impressive, with a spacious, well-maintained garden surrounded by mature trees, offering privacy and stunning views of the rolling countryside. The property includes a gravel driveway with ample parking, large garden with a river running through and to the front garden, mature landscaping, and rustic features create a peaceful atmosphere throughout.



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Accommodation

UPVC double glazed door leading into

Reception Room

15' 2" x 13' 5" (4.63m x 4.10m)

A large living room with brick feature fireplace with wood burning stove and slate hearth, oak beams to the ceiling, built in shelving, understairs storage cupboard, deep cottage uPVC double glazed window to the front elevation. Staircase rising, radiator, power points and doors off.

Snug

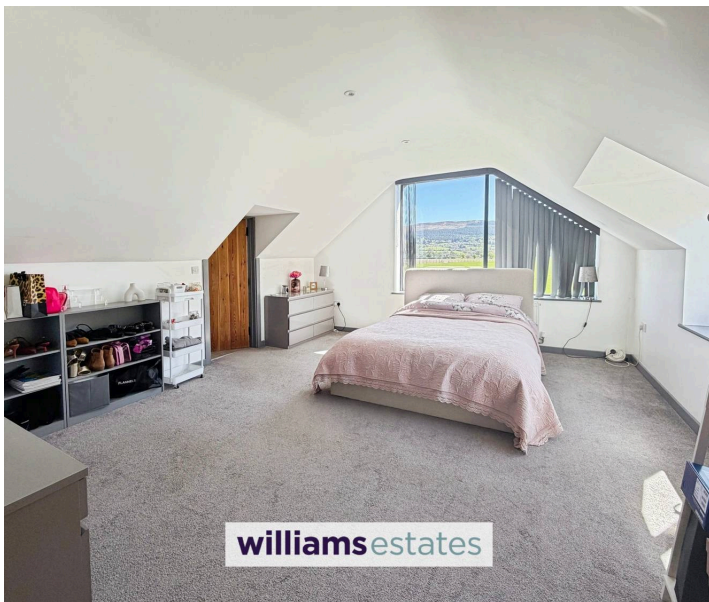
12' 9" x 10' 6" (3.89m x 3.19m)

A bright room with brick fireplace, slate hearth, oak beam above, oak beam to the ceiling, deep cottage uPVC double glazed window to the front elevation, uPVC double glazed patio doors to the rear with breathtaking views, radiator and PowerPoints.

Kitchen /Dining Room

14' 3" x 16' 4" (4.35m x 4.97m)

A open plan kitchen and dining room with base units and drawers, complementary work services over, stainless steel steel one and half bowl sink with drainer, mixer tap over, a range of integrated appliances being dishwasher, fridge and freezer, oven and microwave. Central island with further base units and drawers under, four ring ceramic hob and extractor fan over, tiled flooring, power points, radiator, double glazed bifold patio doors to the garden, large double glazed windows to the front rear to enjoy the views of the Clwydian Range and Dee Valley. Door leading into:



Utility Room / Boot Room

8' 8" x 6' 0" (2.64m x 1.84m)

A bright and airy room with tiled flooring, work surface with the plumbing for washing machine and space for tumble dryer below and shelving above. Radiator, PowerPoints, cupboard housing the boiler, uPVC double glazed door leading to the rear and door leading into:

Cloak Room

6' 1" x 3' 1" (1.85m x 0.94m)

With the same continued flooring from the entrance Hall/utility, low flush W.C, pedestal wash basin with storage unit under, mixer taps over and radiator

Landing

Stairs from the reception room leading up to the first floor with radiator and doors off.

Master Bedroom

16' 6" x 14' 11" (5.03m x 4.54m)

A large double bedroom with high vaulted ceiling, large double glazed window to the rear elevation and a double glazed window to the side elevation creating a bright and airy room, radiators, PowerPoints and door leading into:

En-suite

10' 1" x 6' 0" (3.08m x 1.83m)

A modern ensuite having a three piece white suite comprising of, low flush W.C, pedestal wash basin with mixer tap and freestanding oval shaped bath with freestanding bath filler tap with separate hand held shower head, tiled flooring, wall mounted heated towel rail and obscure uPVC double glazed window to the rear elevation.

Bedroom Two

13' 1" x 11' 9" (4.00m x 3.57m)

A good sized double bedroom with high vaulted ceilings, uPVC double glazed double doors opening out onto a Juliet balcony with splendid views to the rear elevation, deep cottage uPVC double glazed window to the front elevation, radiator and PowerPoints.

Bedroom Three

13' 5" x 8' 10" (4.08m x 2.68m)

A further double bedroom, with high vaulted ceilings, deep cottage uPVC double glazed window to the front elevation,





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Bedroom Three

13' 5" x 8' 10" (4.08m x 2.68m)

A further double bedroom, with high vaulted ceilings, deep cottage uPVC double glazed window to the front elevation, radiate, power points and door opening into a large walk-in wardrobe having hangings rails and radiator.

Bathroom

10' 0" x 8' 1" (3.05m x 2.47m)

Having a four piece white suite comprising off panelled bath with mixer tap, vanity unit with wash basin, mixer taps over and low flush W.C, shower cubical with power shower and waterfall shower head, partly tiled walls, deep cottage uPVC double glazed window and radiator.

Outside

Having a hard standing gravel driveway providing ample parking for at least 5 cars. Large laid to lawn area which has the river running through which also has fishing rights and a garage which has been converted into:



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Annex

Annex - Accommodation

uPVC double glazed door leading into:

Annex - Kitchenette

Having base units and drawers with work surfaces over, stainless steel sink and drainer with mixer taps over, wood effect flooring, powerpoints, uPVC double glazed window to the side elevation, stairs off and door leading into:

Annex - Shower Room

With shower cubicle, electric shower over, glass shower screen, tiled surroundings. Low flush W.C and wash basin with mixer taps over.

Annex - Landing

Stairs rising from the kitchenette leading up to the:

Annex - Bedroom

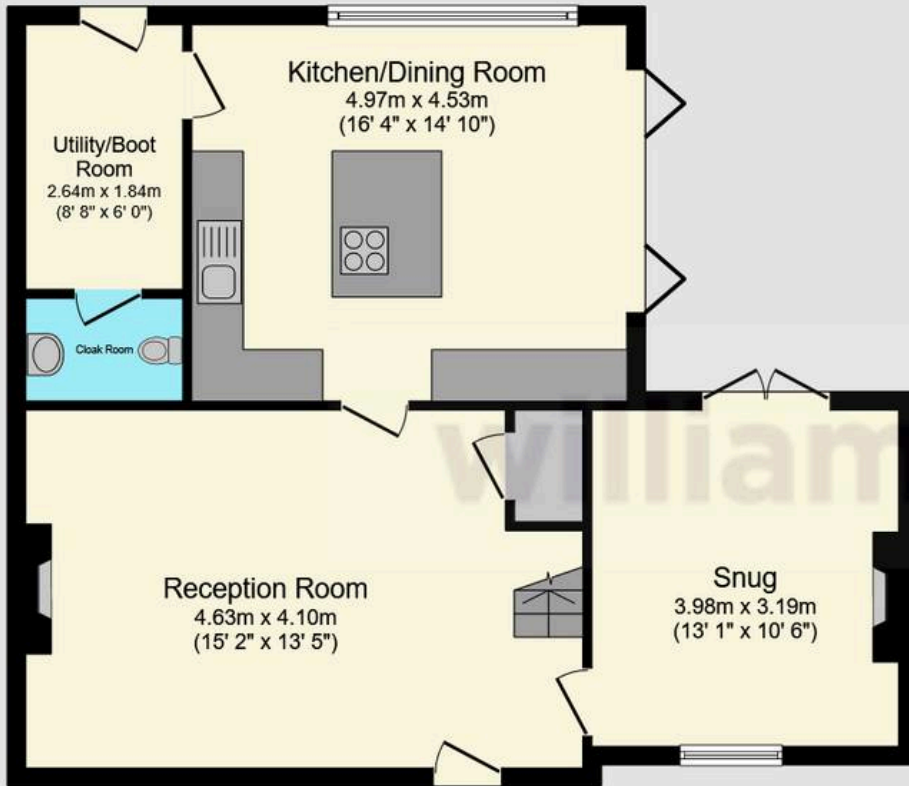
A good side double bedroom with high vaulted ceilings, two velux windows to either side, further uPVC double glazed window to the rear and powerpoints.

Annex - Gym

A purpose built home gym with powerpoints, lighting, uPVC double glazed window to the side elevation and a door which leads into the kitchenette.

OFF STREET

5 Parking Spaces



Ground Floor

Floor area 72.6 sq.m. (782 sq.ft.)



First Floor

Floor area 73.6 sq.m. (792 sq.ft.)

Total floor area: 146.2 sq.m. (1,573 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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