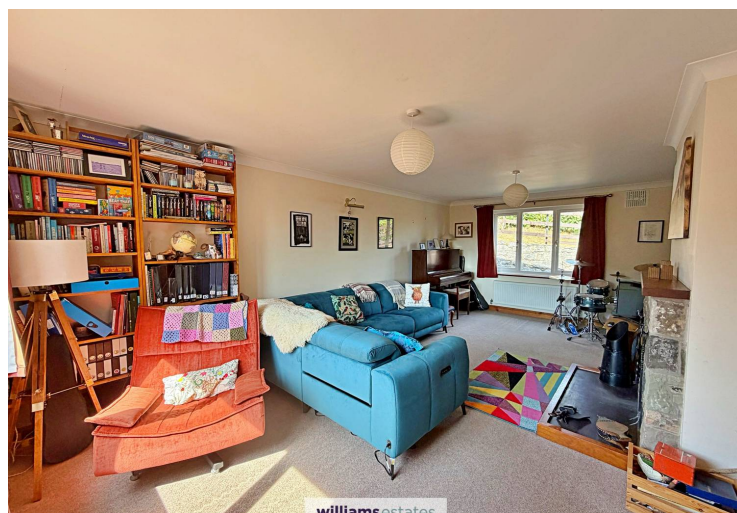




Tan Y Graig, Derwen, LL21 9SF – £440,000

Tenure: Freehold | EPC: TBC | Council Tax: F

This impressive four/five-bedroom dormer bungalow offers spacious, versatile accommodation in a sought-after elevated position, with stunning countryside views across the valley towards the Clwydian Range and Berwyns. The welcoming entrance leads to a generous living room with a log burner and large windows showcasing the beautiful scenery. At the heart of the home is a spacious kitchen and dining area featuring a Rayburn. The master bedroom benefits from an en-suite and dressing room/office, alongside four well-proportioned bedrooms. A separate utility room and downstairs shower room add further practicality. Outside, the attached garage offers secure storage or workshop space, with ample off-street parking for several vehicles. Combining panoramic views, versatile living space and rural charm, this detached family home is ideal for those seeking a peaceful countryside lifestyle. Clawddnewydd, with its shop and pub restaurant, is nearby, while Ruthin is approximately 15 minutes away and Corwen around 10 minutes by car, providing access to a range of schools, shops and amenities.



Total: 173 m²

Ground Floor: 92 M², 1st Floor: 81 m²

Excluded Areas: Dressing ROOM/BEDROOM FIVE/ Office : 6 M², Low Ceiling: 5 M², Bedroom Three: 5 M²,
Bedroom Four : 4 M², Bedroom Two: 4 M², Master Bedroom: 3 M²,
Walls: 11 m²



Intended As a guide Only. Whilst Every Effort Has Been Made To Ensure Accuracy, All Dimensions, Areas And Layouts Are Approximate And May Vary Slightly From The Finished Property. The Plan Is Not To Scale And Should Not Be Used For Any Purpose Requiring Precise Measurements. Purchasers And Tenants Should Verify All Measurements Independently Before



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