



**Carmel Chapel, Cynwyd – LL21 0LL**

Offers in Region of **£280,000**

# Carmel Chapel

Cynwyd, Corwen

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

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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### Accommodation

Heavy Oak feature door leads into

### Entrance Hall

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

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

### Lounge/Kitchen/Diner

30' 0" x 20' 1" (9.14m x 6.12m)

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.

### En Suite

7' 1" x 5' 10" (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 Two

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



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### Utility Room

6' 11" x 5' 7" (2.10m x 1.70m)



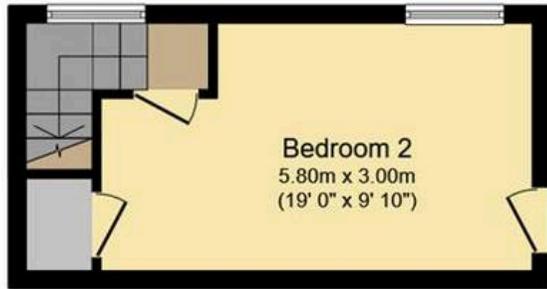


**GARDEN**

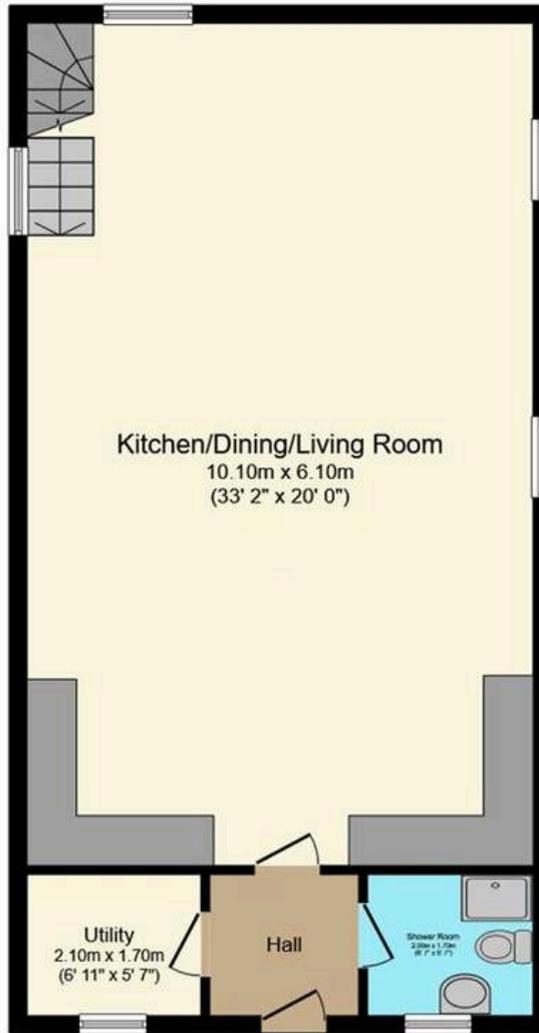
**OFF STREET**

2 Parking Spaces

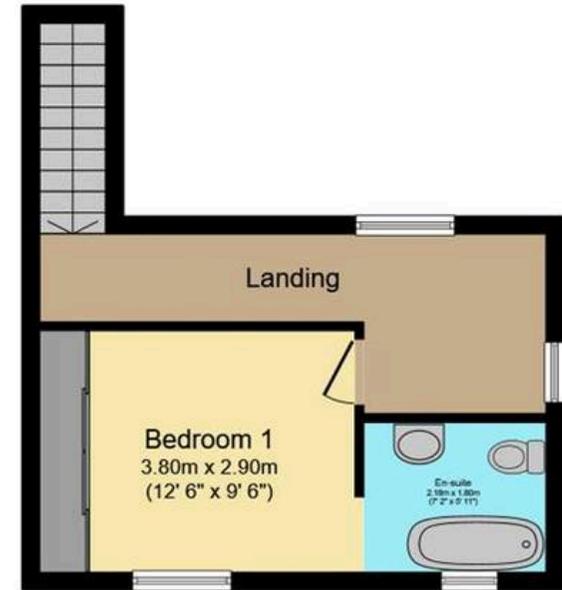
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**Lower Ground Floor**  
Floor area 18.1 sq.m. (195 sq.ft.)



**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)

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