



williams estates

Rhydyfen Bach, Corwen – LL21 0EN

Offers in Region of **£355,000**

Rhydyfen Bach

Corwen, Corwen

For Sale with NO ONWARD CHAIN is this delightful South Facing converted Barn, full of character with a unique blend of rustic charm and modern comfort.

With three well-proportioned bedrooms and two bathrooms, this property is perfect for families or those seeking a peaceful retreat.

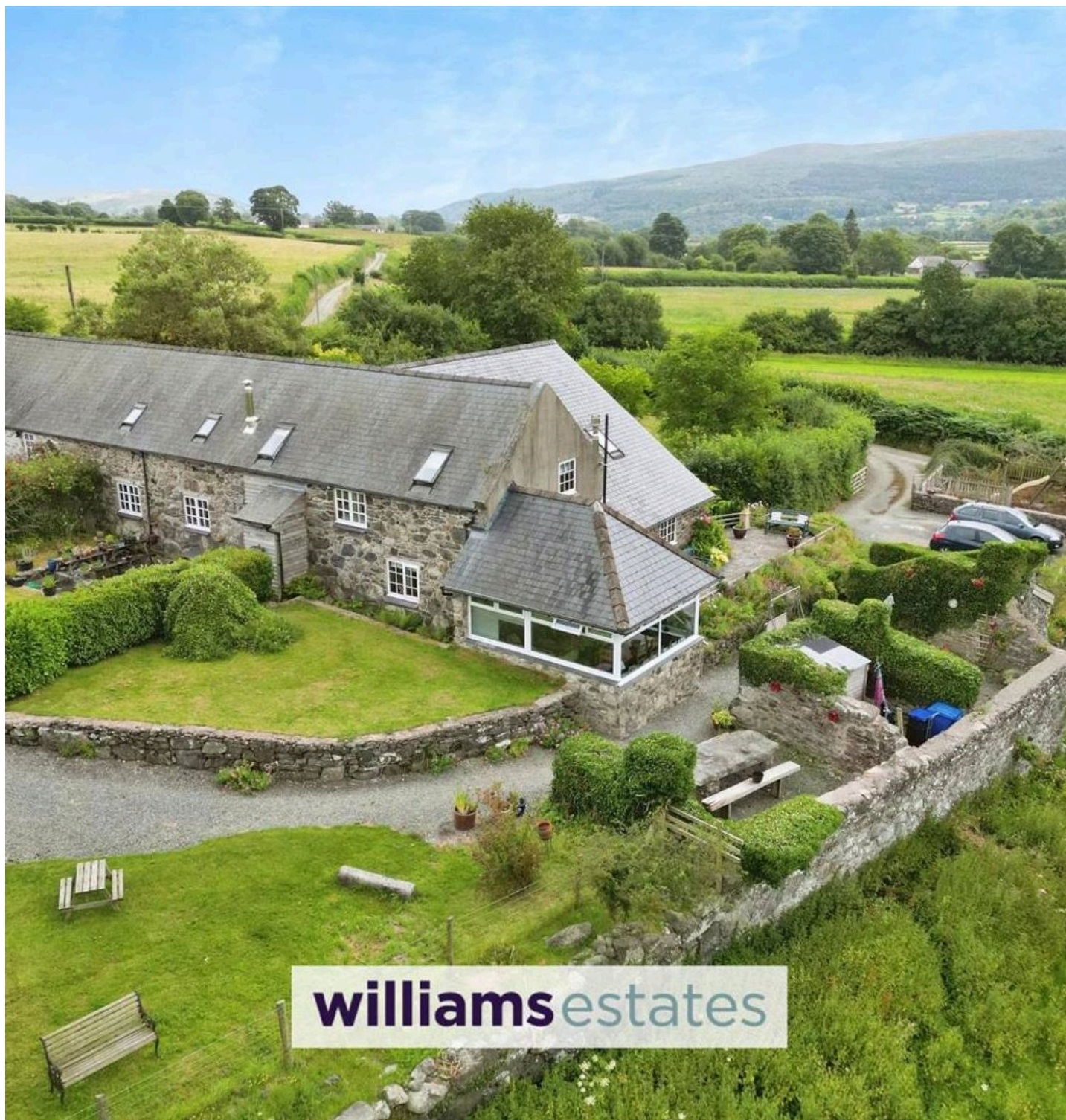
As you step inside, you will be greeted by the characterful exposed stone walls that add a touch of warmth and history to the home. The inviting and cozy living room provides a lovely space for relaxation and entertaining with its character-full features and cozy mutli-fuel burner.

One of the standout features of this property is its stunning unspoilt views towards the Berwyn Mountains and across the adjoining countryside which can be enjoyed from multiple aspects of the property. The rural setting gives ample opportunities for walking and outdoor adventures right on your doorstep.

This converted barn has been thoughtfully designed to maintain its original charm while providing the convenience of modern day living. Whether you are looking for a permanent residence or a weekend getaway, this home offers the perfect sanctuary.

In summary, this semi-detached house a two minute drive off the A5 is a rare find and really is a must view.

EPC Rating - D67, Council Tax Band - E, Tenure - Freehold





Accommodation

Wooden double glazed door opens into

Reception Hall

Exposed feature stone walls, quarry tiled floor, storage cupboard, obscure glazed window to the side elevation and doors lead off to

Cloakroom/Utility Room

Dimensions: 2.81 x 2.15 (9'2" x 7'0"). Pedestal wash basin, W.C., space and provision for washing machine and tumble dryer, wall mounted units, radiator, quarry tiled floor

Living Room

Dimensions: 5.95 x 5.03 (19'6" x 16'6"). Exposed stone walls, three windows to the front and side elevations with stunning countryside views, multi fuel burning stove sat on tiled hearth, exposed timber floorboards, two radiators, door leads to

Kitchen with Dining Area

Dimensions: 5.20 x 4.49 (17'0" x 14'8"). Fitted with a range of base and wall mounted cupboards and drawers, granite working surfaces, void for freestanding cooker, feature exposed stone walls, sink unit with mixer tap, void and provision for fridge and dishwasher, space for dining table, quarry tiled floor, uPVC double glazed window to the side and rear elevations with quarry tiled sills, two radiators, staircase rising off to the first floor and door opens into

Conservatory

Dimensions: 4.33 x 3.40 (14'2" x 11'1"). Quarry tiled flooring with underfloor heating, uPVC double glazed windows surrounding providing a panoramic view of the open countryside with door opening on the front of the property



Landing

Large built in storage cupboard, access to roof space, doors lead off to

Bedroom One

Dimensions: 4.07 x 3.99 (13'4" x 13'1"). A bright and spacious room with two double glazed Velux roof windows and a window to the front elevation overlooking fantastic countryside views, built in storage cupboard, door to

En-suite

Dimensions: 2.17 x 1.88 (7'1" x 6'2"). Fitted with a corner shower enclosed with sliding screens and shower, wash basin and W.C., tiled flooring, roof window, chrome heated towel rail and radiator

Bedroom Two

Dimensions: 4.50 x 2.73 (14'9" x 8'11"). Exposed stone walls, double glazed window to the side elevation looking out to beautiful views, Velux roof window, radiator

Bedroom Three

Dimensions: 2.40 x 2.36 (7'10" x 7'8"). Built in storage cupboard, double glazed window to the rear elevation, radiator

Bathroom

Fitted with a three piece white suite comprising bath with shower over and side screen, W.C., wash hand basin, part tiled walls, tiled floor





Outside

A gravelled drive to the front provides parking for multiple vehicles and leads to a stone and slate roof log store, BBQ area and a stone patio seating area all enjoying unspoilt countryside views, to the front and rear are lawned gardens. well stocked borders with a wide variety of specimen shrubs and plants, random stone walling, hedging and post and wire fencing to boundaries. Extensive views across adjoining countryside and beyond towards The Berwyn Mountain range.

Directions

Take the A5 west from Corwen turning right after the Rhug farm shop, keep right at the first junction turning left at the second junction. Proceed straight on for approximately 1/2 mile and turn left at the second junction, immediately turn right by the swing set





Ground Floor

Floor area 78.8 m² (848 sq.ft.)



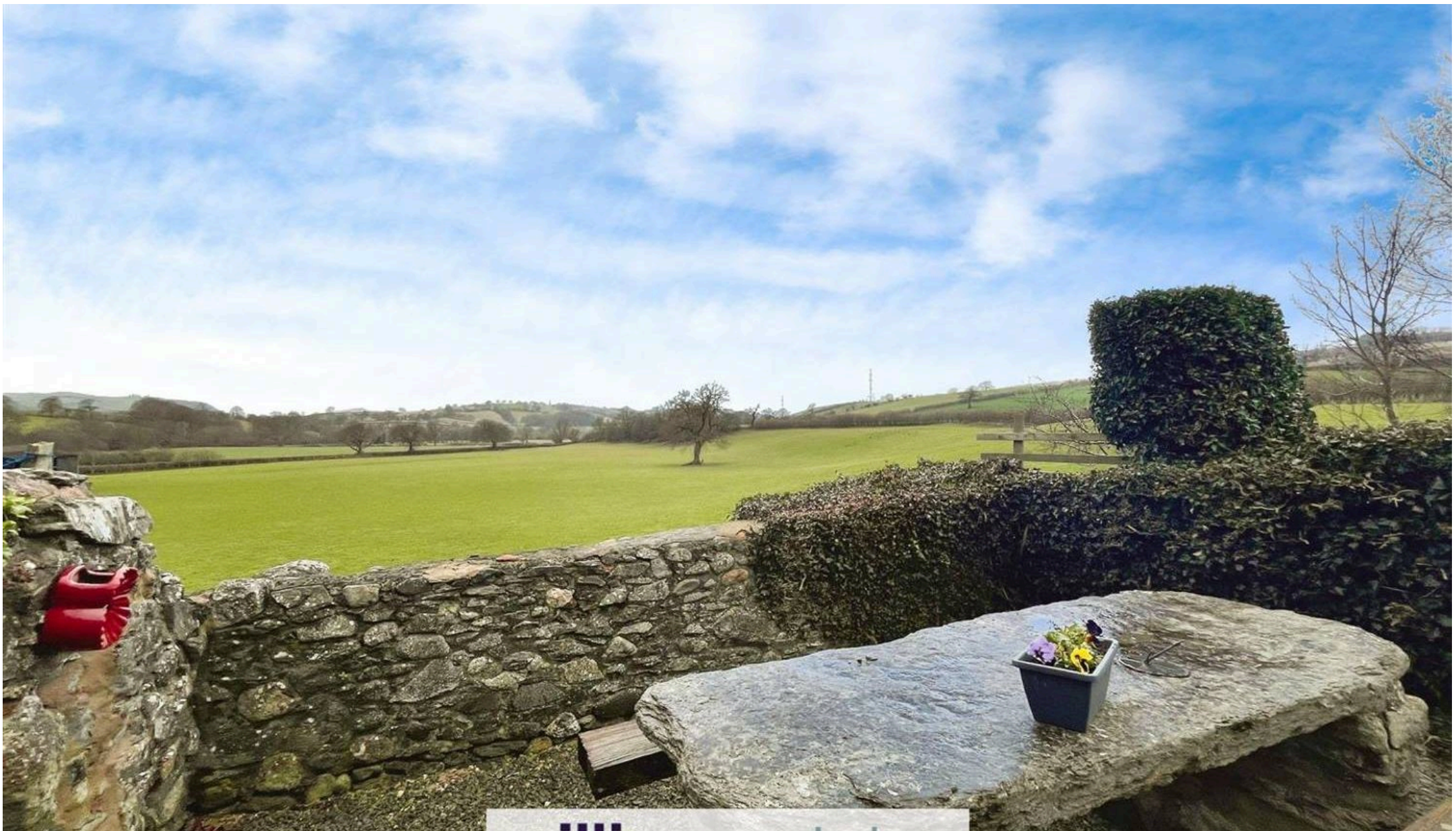
First Floor

Floor area 55.3 m² (595 sq.ft.)

TOTAL: 134.0 m² (1,442 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



Williams Estates Ruthin Office

Williams Estates, 2 St. Peters Square - LL15 1AA

01824704050 • Ruthin@williamsestates.com • www.williamsestates.com

Whilst every care has been taken to prepare these particulars, they are issued by Williams Estates Direct Limited, trading as Williams Estates, for guidance purposes only and do not constitute any part of an offer or contract. All measurements are approximate and provided for general guidance only. Whilst every effort has been made to ensure their accuracy, they should not be relied upon, and prospective purchasers are advised to recheck the measurements