



**Llwyn Llandrillo Road, Cynwyd, Corwen,  
LL21 0LY**

**£355,000**

 4  2  2  E

**EPC - E53**

**Council Tax Band - F**

**Tenure - Freehold**

# Llandrillo Road, Corwen

## 4 Bedrooms - House

A superb detached family house located in the favoured village of Cynwyd, close to local amenities and set within good sized gardens and offering open views. The accommodation boasts a good sized conservatory, living room, modern kitchen diner, ground floor shower room and to the first floor, four bedrooms and family bathroom. Additional benefits of a mixture of uPVC double glazing and timber sealed double glazing and central heating. Externally offering detached garage, with off road parking adjacent and additional off street parking to the frontal area with mature gardens surrounding and pond and private area to the rear. Internal viewing is a must.  
EPC rating - TBC - Tenure - Freehold, Council Tax Band- F



### Accommodation

Solid timber stable door leads into

### Kitchen Diner

With a range of modern cream high gloss wall, drawer and base units with complementary worktops over, one and half sink and drainer with mixer tap and detachable hose, power points, plumbing for a dishwasher, void for a fridge and freezer, integrated electric oven and four ring gas hob, radiator, feature exposed brick inglenook with void for an oven range, laminate flooring, timber sealed unit window to the front elevation enjoying views of the garden and view and a further uPVC window to the side elevation.. Door leads into

### Entrance Hall

13'1" x 6'4" (4.01 x 2.06)

Light and airy with stairs and doors off, laminate flooring, power points, timber sealed unit double glazed window to the rear, enjoying views of the pond and timber and glazed front door leading to the side elevation.

### Living Room

12'11" x 12'11" (3.96 x 3.96)

With feature exposed brick fireplace with cast iron burner, power points, dual aspect radiators, laminate flooring, uPVC double glazed window to the side elevation and timber glazed door with timber sealed unit double glazed windows to either side leading onto the rear patio and enjoying views of the pond.



### Conservatory

15'3" x 10'0" (4.67 x 3.05)

Good sized conservatory with exposed brick fire place with cast iron burner, currently set to a office and living space, exposed flooring to the office area and carpeted to the conservatory area, power points, timber sealed unit double glazed windows surrounding conservatory area with views of the gardens and hillside.

### Ground Floor Shower Room

6'11" x 4'11" (2.11 x 1.52)

Modern suite comprising of a vanity W.C, vanity washbasin with mixer tap, corner shower enclosure, mounted heated towel rail, tiled wall surrounds and flooring together with a timber sealed unit double glazed obscure window to the side elevation.



### Stairs to Landing

From the Entrance Hall stairs lead to the landing with radiator, loft access hatch and power point.

### Bedroom One

12'11" x 12'11" (3.96 x 3.96)

With feature panelled wall, radiator, power points and uPVC window to the rear elevation.

### Bedroom Two

10'11" x 10'11" (3.35 x 3.33)

With laminate flooring, radiator, inbuilt wardrobes, power points and timber sealed unit double glazed window to the front elevation with views.

### Bedroom Three

10'9" x 9'10" (3.3 x 3)

With radiator, power points and timber sealed unit double glazed window to the side elevation.

### Bedroom Four

7'10" x 7'4" (2.39 x 2.26)

With radiator, power points and timber sealed unit double glazed window.

### Bathroom

Modern suite comprising of a low flush W.C, pedestal washbasin, panelled bath with mixer tap and shower head connection, tiled bath surround, laminate flooring, extractor fan and obscure timber sealed unit double glazed window to the front elevation.

### Utility Shed

Outside the kitchen there is a utility shed with electric and plumbing for a washing machine and voids for fridge, freezer and tumble dryer.

### Garage/Outbuilding

Currently converted into two workshops and having lighting and power points.

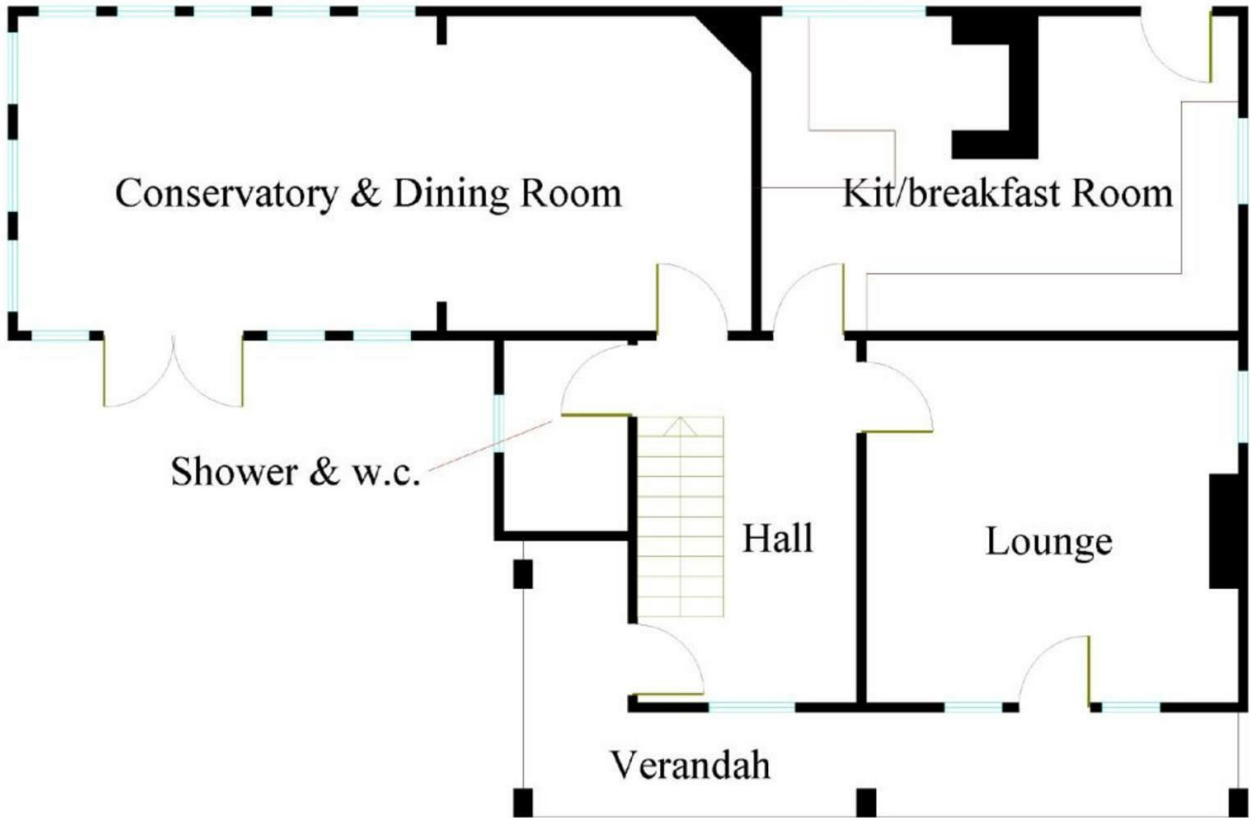
### Outside

The property is approached by a small drive and in turn to double timber gates providing access to further driveway for ample off street parking and having good sized lawned gardens to either side. The rear garden offers a tranquil setting with large pond having feature timber bridge and decorative gravelled border areas and leading to the covered porch off the Living Room. Bound by mature shrubs and fencing. The front and side gardens offer splendid views. There is also an additional driveway off the main road, by the detached garage.

### Directions

Proceed from Ruthin office onto Castle Street and continue along onto Corwen Road and A494 to B4401 to Corwen. Turn left at the traffic lights and then right signposted Cynwyd B4401. Continue to the village passing the convenience store on the right and continue along where the property can be seen on the right hand side.





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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

**williams**estates

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