

BOWEN

PROPERTY SINCE 1862



Asking Price £420,000

3 Bedrooms 1 Bathroom

Bwythyn Plas Yn Faerdref, Cynwyd,
Corwen LL21 0NB

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General Remarks

Tucked away within an extremely private plot with gardens on all sides, this charming Grade II detached house is truly unique and has the potential for the new owner to fall in love with it almost immediately. The property retains a wealth of character features including beamed ceilings and exposed wooden roof trusses in the two principle bedrooms. The accommodation is flexible in how the rooms would be used but the current layout briefly comprises a grand dining room, living room with a feature wood-burner, inner hallway, double bedroom which could be used as an additional reception room, bathroom, utility room and a kitchen. On the top floor there is the main bedroom with a dressing room and plenty of built-in storage and a further double bedroom. In addition to the main house there is a substantial outbuilding which is currently split into three sections, and which offers tremendous potential to be used in a variety of different ways, subject to any necessary consents. An early viewing is strongly advised.



Accommodation

On The Ground Floor:

Dining Room: 21' 1" x 15' 0" (6.43m x 4.57m) Wooden glazed door to the front elevation. Double glazed windows to the front and side elevations. Radiator. Slate flooring.

Living Room: 17' 3" x 12' 4" (5.26m x 3.76m) Two double glazed windows to the side elevation. Radiator. Fire recess with inset wood-burner.

Inner Hallway: Tiled floor.

Kitchen: 14' 9" x 9' 1" (4.50m x 2.76m) Double glazed windows to the front and rear elevations. Wall and base units with wooden work-tops. Belfast sink and mixer tap. Electric point for cooker. "Rayburn" stove. Space for fridge. Wall tiling. Tiled floor. Cupboard housing a "Worcester" boiler.

Utility Room: 9' 7" x 6' 11" (2.91m x 2.10m) Glazed door to the side elevation. Pedestal wash hand basin. Plumbing for washing machine. Space for a tumble dryer. Space for fridge freezer. Radiator. Wall tiling. Tiled floor.

Bathroom: 7' 7" x 7' 6" (2.32m x 2.29m) Sky-light to the rear elevation. Three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Tiled floor. Wall tiling. Storage cupboard.

Bedroom 3: 12' 10" x 11' 9" (3.90m x 3.58m) Double glazed window to the front elevation. Radiator.

On The First Floor:

Landing: Exposed wooden roof trusses. Two storage cupboards. Exposed wooden floorboards.

Dressing Room: 8' 4" x 11' 1" (2.53m x 3.38m) Sky-light to the front elevation. Wooden floorboards. Vanity sink. Radiator. Storage cupboard. Exposed roof timbers.

Bedroom 1: 25' 4" x 10' 7" (7.73m x 3.22m) Sky-lights to the front and side elevations. Double glazed window to the side elevation. Radiator. Wooden floorboards. Numerous storage cupboards. Exposed roof timbers.

Bedroom 2: 18' 7" x 9' 8" (5.67m x 2.94m) Two sky-lights to the front elevation. Double glazed window to the side elevation. Wooden floorboards. Numerous storage cupboards. Two radiators. Vanity sink. Exposed roof timbers.

Outside: The property is approached via a small lane with a wooden gate at the entrance to the driveway which wraps around the property and provides a generous amount of Off-Road Parking. There are private gardens on all four sides which are predominantly laid to lawns interspersed with mature trees and shrubs. There is a Patio Area to the rear of the property and there is an Outbuilding, currently split into three sections, which offers tremendous potential for various different uses, subject to any necessary consents.

Services: There is mains water and electricity to the property with a septic tank for the drainage. The central heating is a conventional radiator system effected by the oil-fired "Worcester" boiler located in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.









Directions: For satellite navigation purposes use the post code LL21 0NB. From the Agents Llangollen Office proceed up Castle Street and at the traffic lights turn right onto the A5 in the direction of Corwen. Once you have passed through Corwen take a left-hand turning just before the bridge and head in the direction of Cynwyd. Once you have passed through Cynwyd, continue on the same road for less than two miles, and the entrance to the property will be observed on the left-hand side of the road by some large trees.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 32|F.

Council Tax Band: The property is valued in Band "E".

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