



4 Brynteg, Bryneglwys – LL21 9LP

Offers in Region of **£370,000**

4 Brynteg

Bryneglwys, Corwen

This beautifully presented three or four bedroom detached bungalow situated in the charming village Bryneglwys. Step inside to find a bright, spacious living room with a feature fireplace and stunning countryside views, linking to the open plan kitchen and dining area featuring solid oak units and integrated appliances, there is also a modern utility room, a separate cloakroom and a stylish shower room for added convenience. The flexible layout means you can use the fourth bedroom as a study or additional living space, depending on your needs. Located on the edge of Bryneglwys, you'll enjoy peaceful surroundings with easy access to Corwen, Ruthin, Wrexham and Chester.

Outside, the property offers a wide brick paved driveway, providing parking for several vehicles. The large, landscaped gardens wrap around the bungalow in an 'L' shape, with extensive lawns complete with tiered timber flower beds and mature planting providing privacy. The rear patio and timber decking are perfect for soaking up the open countryside views. Viewing highly recommended to truly appreciate what this home has to offer.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Accommodation

Composite door leading into:

Entrance Hall

A spacious hallway with wood effect flooring, radiator, PowerPoints. large storage cupboard, loft access and doors off.

Kitchen / Dining Room

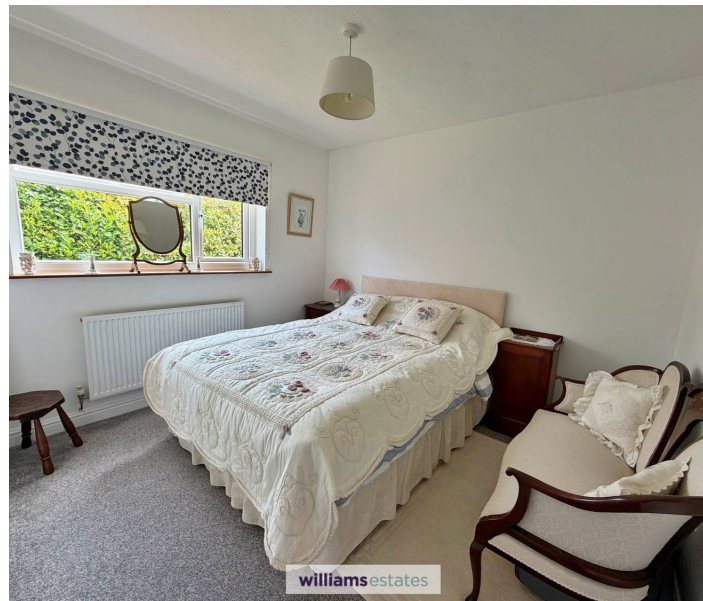
24' 3" x 13' 1" (7.39m x 3.98m)

Solid Oak drawer and base units with granite effect work surfaces and wall units over, under unit lighting and inset stainless single round sink with mixer tap over. Bosch four ring electric hob with Bosch extractor hood over, integrated Bosch twin electric oven, integrated dishwasher and integrated fridge freezer. Radiator, tiled flooring throughout with electric underfloor heating, ceiling spotlights, PowerPoints and uPVC double glazed window to the side elevation. Towards the rear is the dining area which has space for a large dining table, tiled flooring continued from the kitchen, radiator, PowerPoints, large uPVC double glazed window to the rear elevation enjoying the countryside views, uPVC double glazed sliding patio doors to the rear garden and double doors leading into:

Living Room

16' 10" x 14' 8" (5.12m x 4.48m)

A spacious room with Feature Adam style stone fireplace set on a polished marble hearth with open fire grate, double panelled radiator, large uPVC double glazed window to the rear elevation with breathtaking views, PowerPoints and doors leading to the hallway.



Bedroom One

10' 10" x 13' 5" (3.31m x 4.08m)

A spacious double bedroom with long panelled radiator, built in wardrobes, PowerPoints and large uPVC double glazed window to the front elevation.

Bedroom Two

10' 6" x 9' 8" (3.19m x 2.95m)

A further double bedroom having panelled radiator, PowerPoints and large uPVC double glazed window to the front elevation.

Bedroom Three

6' 8" x 11' 11" (2.04m x 3.62m)

A bright and airy room with wood effect flooring, cupboard homing the electric box. Loft access hatch, radiator, uPVC double glazed window to the front elevation and PowerPoints.

Shower Room

8' 1" x 9' 5" (2.47m x 2.88m)

Having a three piece white suite comprising of wall hung vanity unit with wash basin over and chrome mixer tap, tiled splash back, low flush w.c, good sized walk in shower with power shower and tiled surroundings. Frosted uPVC double glazed window to the side elevation and chrome heated towel rail.

Cloakroom

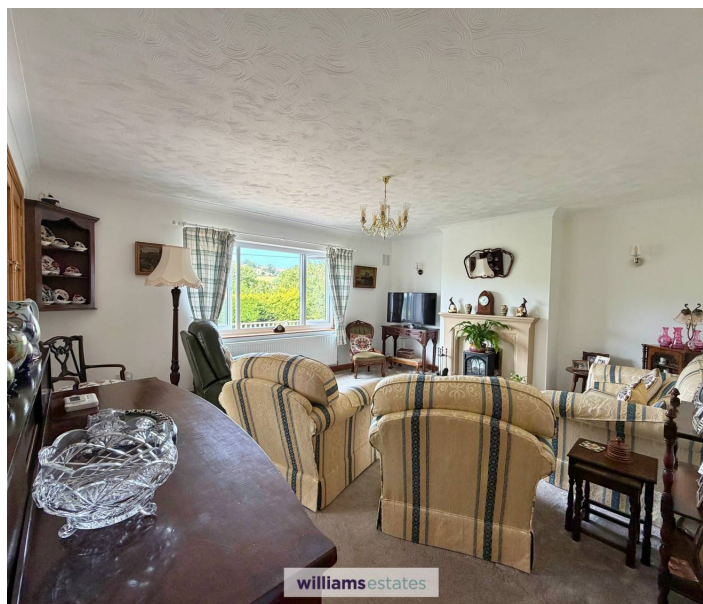
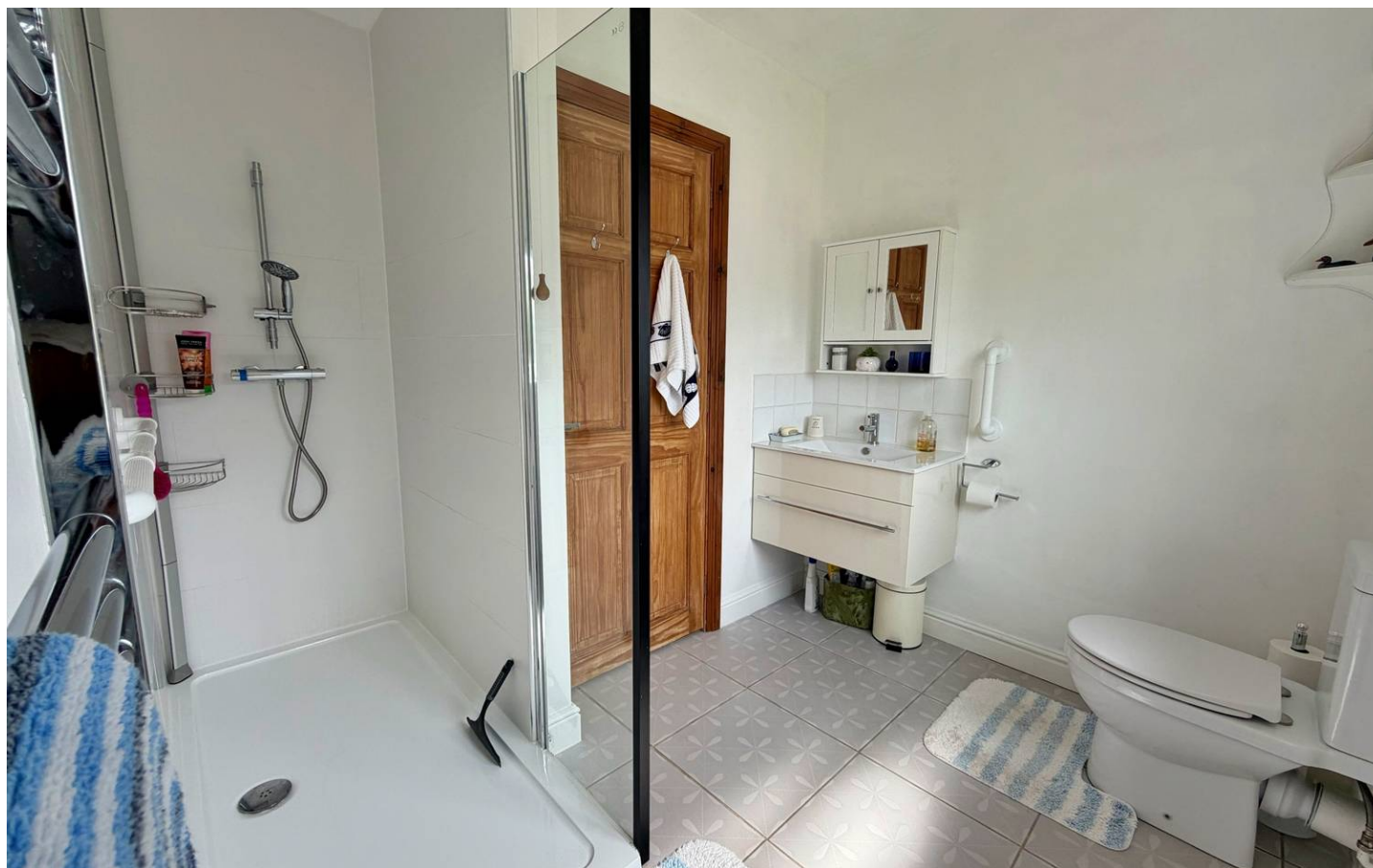
5' 9" x 2' 6" (1.76m x 0.75m)

Having low flush w.c and wall hung wash basin with mixer tap, tiled splash back and small frosted uPVC double glazed window to the front elevation.

Study / Bedroom Four

7' 8" x 10' 3" (2.33m x 3.12m)

A bright and airy room having wood effect flooring, radiator, PowerPoints and uPVC double glazed window to the side elevation.



**Utility Room**

8' 7" x 10' 1" (2.61m x 3.07m)

Having wall units and base units with working surfaces, stainless steel sink with mixer tap, home of the Worcester oil fired combination boiler, space and plumbing for washing machine, PowerPoints, radiator and uPVC double glazed door leading to the side elevation.

Garden

The property is approached via a five bar and pedestrian gate leading to a wide brick paved driveway providing ample parking for several vehicles. The property stands within extensive and private grounds comprising large 'L' shaped lawned garden extending along the left hand elevation and across the majority of the rear. With tiered timber flower beds with a range of mature flowers and bushes. Immediately adjoining the rear of the bungalow is a wide block paved patio and timber decking, both of which are designed to take advantage of the open countryside views and beyond. The landscaped garden and oil tank is bounded by paneled fencing.

Directions

From our Ruthin Office take the A525 Wrexham Road, proceeding for some 4 miles through the village of Llysfasi and on passing the Llysfasi Agricultural College into the Nant Y Garth Pass. Follow the road for approximately 1.5 miles and take the first right turning signposted Bryneglwys. On reaching the 'T' junction with the A5104 Chester Road turn right and continue for about 1 mile and take the first left sign posted Bryneglwys village and the property can be found on the right hand side.

OFF STREET

3 Parking Spaces



Total: 1229 sq. Ft, 114 m2
 Ground Floor: 1229 sq. Ft, 114 m2
 Excluded Areas: Utility: 81 sq. Ft, 8 M2, Walls: 86 sq. Ft, 7 m2





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