



The Cottage Pentre Llyn Cymmer, Cerrigydrudion, Conwy, LL21 9TU

£475,000

 4  2  3  E

EPC - E47

Council Tax Band - E

Tenure - Freehold

Pentre Llyn Cymmer, Cerrigydrudion

4 Bedrooms - House - Detached

Welcome to The Cottage, positioned proudly at the top of its stunning driveway is an immaculately presented 4 bedroom detached home with considerable character and situated in the most peaceful setting, and surrounded by endless wildlife and breath taking views.

This residence is located in an incredible rural setting close to the village of Pentre Llyn Cymmer, offering you undisturbed views, privacy and tranquillity from the moment you enter the driveway and begin your approach to the property.

The property combines restored and existing period features, with fantastic exposed beams throughout. It has been lovingly maintained by its current owners and is now being sold with the benefit of no onward chain. This stunning property is said to date back to circa 1900 with the thought that the west wing may also date back to earlier again. Internally the accommodation boasts an entrance hall, into a snug, dining room with inglenook fireplace, lounge with oil fired log burner, open breakfast area with patio doors, leading to an extended kitchen, utility, downstairs W/C, boot room with entrance door, 4 bedrooms, the master with large en-suite and family bathroom. Outdoor living personified by a beautiful running stream to be crossed over by a bridge located next to an ornate pagoda,

The garage, which has plumbing and heating, is located under a converted room assigned to a large conservatory. It could easily be converted into an Airbnb or remote workshop.



Accommodation

Having a double glazed front door, leading into:

Entrance Porch

Having a double glazed window to the side and a glazed door into:

Front Room

12'5" x 12'0" (3.80 x 3.68)

With a wood burning stove, double radiator, double glazed window to the front elevation and exposed beams

Reception Room

12'5" x 12'0" (3.80 x 3.66)

With a feature fireplace, double radiator, double glazed window to the front elevation and an under stairs pantry which is covered

Dining Room

13'9" x 10'9" (4.20 x 3.30)

Having exposed beams, column radiator, quarry tile flooring, double raised doors to the rear patio and an opening leading to:

Kitchen

13'5" x 9'2" (4.11 x 2.80)

Having solid wooden worktops with shaker style units, comprising drawers and base units beneath with wall units over, inset double bowl with mixer tap, integrated oven, four 4 hob, extractor hood above, downlights and three double glazed windows

Utility Room

6'11" x 6'4" (2.12 x 1.95)

With plumbing for a washing machine, space for a tumble dryer, tall standing fridge freezer, additional double base unit, double wall unit, granite worktop and a double glazed door to the side elevation

Cloak Room / W.C

With a low flush W.C, wash basin, heated towel rail, extractor fan and a double glazed window to the side elevation

Lounge

15'5" x 11'1" (4.70 x 3.40)

Which has a double radiator, double glazed window to the side elevation, double glazed doors to the rear patio and also has the original window through to the dining room



Bedroom One

11'3" x 11'1" (3.43 x 3.38)

Having a double radiator and uPVC double sash sliding window to the rear elevation

En Suite

With a wash basin, W.C in fitted furniture, shower enclosure, chrome heater towel rail and uPVC double glazed window to the side elevation

Bedroom Two

12'5" x 12'7" (3.80 x 3.84)

Having a double radiator, uPVC double glazed sliding sash windows to the front elevation and a focal point fire surround

Bedroom Three

14'0" x 7'6" (4.27 x 2.30)

Having a radiator, uPVC double glazed sliding sash window to the side and rear elevation

Bedroom Four

11'10" x 9'2" (3.63 x 2.80)

Having a double radiator, storage cupboard, hot water cylinder cupboard, focal point fire surround, uPVC double glazed sliding sash window to the front elevation

Landing

Having a roof window

Conservatory

14'9" x 10'3" (4.50 x 3.14)

Which is uPVC double glazed, has a double radiator, tiled floor, and double door

Garage

17'3" x 13'8" (5.26 x 4.18)

With an arched door way, built of block, has power points, lighting and double radiators

Workshop

17'3" x 9'10" (5.26 x 3.00)

Studio

16'11" x 13'7" (5.18 x 4.15)

Accessed via an external staircase leading to a uPVC double glazed entrance door, this versatile space is positioned above the garage, with an arched double glazed window, two roof windows, power points, lighting and a double radiator

Bathroom

With a panel bath, W.C, wash basin, in vanity unit, radiator and uPVC double glazed sliding sash window to the side elevation

Directions

From our Ruthin office at the round about take a second exit on to Clwyd Street follow to road for 0.2 miles at the junction bear left on to Mwrog Street (A494) at the round about continue straight over following the road for 13 miles along the B5105. At the junction in Cerrigydrudion turn right on to Fford yr Alwen, continue for 2.6 miles then turn right signposted Pentre Llyn Cymmer. Continue along for approx 3/4 mile and pass a property named Treforis on the right and The Cottage can be found immediately after, opposite the Church.





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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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