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# Pendyffryn, Llidiart-Y-Parc, Corwen, LL21 9EL

## Price £325,000

A spacious Three bedroom detached Bungalow with stunning Dee Valley views. Occupying an enviable position with breath-taking panoramic views across the Dee Valley, this spacious three double bedroom detached bungalow is set within generous wrap-around gardens, enjoying a sunny aspect and a high degree of privacy. Approached via a private gated driveway providing off-road parking for several vehicles, the property offers well-proportioned accommodation throughout. The entrance hall leads to a bright and spacious lounge, where the large window frames the delightful views towards Carrog. The kitchen/dining room provides an ideal space for family meals and entertaining, while the adjoining porch benefits from a useful WC. A conservatory opens onto an elevated decked seating area, perfectly positioned to make the most of the spectacular surroundings. There are three double bedrooms, together with a generous sized shower room. The side garden is laid to lawn with gravelled pathways leading to the main entrance and decked terrace, complemented by a feature dwarf wall, garden shed. A ramp provides easy access to the raised rear lawn, where uninterrupted views across the Dee Valley create a wonderful setting for outdoor dining, entertaining or simply relaxing. Offered to the market with no onward chain, this is a rare opportunity to acquire a beautifully positioned bungalow in an outstanding scenic location.

## Location
Llidiart Y Parc is conveniently located on the A5 within easy driving distance of the popular Tourist Town of Llangollen which has an excellent range of day to day shopping facilities and social amenities centred around the picturesque River Dee. The area is popular amongst walkers and cyclists due to its areas of outstanding natural beauty surrounding the Dee Valley.

## Accommodation
UPVC entrance door opens into:-

## Entrance Hall
Welcoming entrance hall, useful storage cupboard, radiator.

## Lounge
A large UPVC double glazed window to the front floods the room with natural light while perfectly framing the delightful far-reaching views across the surrounding countryside. A feature open fireplace with decorative tiled surround creates an attractive focal point, radiator.

## Kitchen/Dining Room
The kitchen is fitted with a range of base and wall units complimented by work surface areas incorporating sink unit with window above offering views over the adjoining field, space for cooker with extractor above, integrated washing machine, space for fridge freezer, part tiled walls, spotlights to ceiling, UPVC internal glazed doors lead into the conservatory. Dining area with ample seating, radiator and door off to:-

## Rear Porch
Worcester oil boiler, w.c with wash hand basin, external door to garden.

## Conservatory
A wonderful addition to the property, this versatile room enjoys delightful far-reaching views and offers a bright, relaxing space that can be adapted to suit a variety of needs. Radiator and doors opening onto the decked patio, seamlessly blending indoor and outdoor living.

## Bedroom One
A large double glazed window to the front enjoys delightful far-reaching views across the surrounding countryside, filling the room with natural light. radiator.

## Bedroom Two
Generous sized bedroom with window to rear, radiator.

## Bedroom Three
Window to front with far reaching views, radiator, ceiling hatch.

## Shower Room
Generous sized shower room with shower enclosure having mains shower and fitted pull down seat, w.c, bidet, wash hand basin, extractor, window to rear, part tiled walls.

## Outside
The property is approached via decorative metal gates leading onto a private driveway, providing ample off-road parking for several vehicles. A lawned garden lies to the side, with gravelled pathways leading to the front entrance. A decked patio adjoins the conservatory, creating a delightful seating and entertaining area from which to enjoy the beautiful surrounding views. The garden also benefits from a useful garden shed, oil tank and outside water tap. A ramp provides easy access to the sunny, rear lawned garden, which enjoys a wonderful elevated position with spectacular far-reaching panoramic views across the Dee Valley and surrounding countryside, offering the perfect setting for outdoor relaxation and entertaining.







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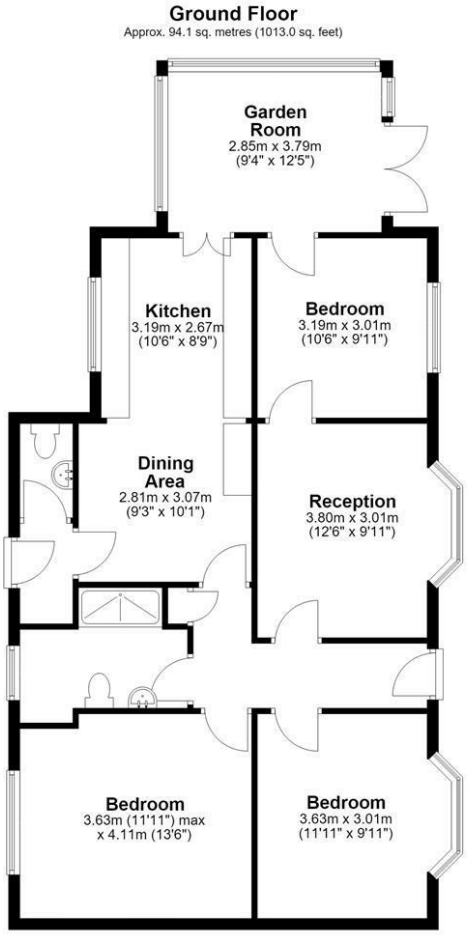








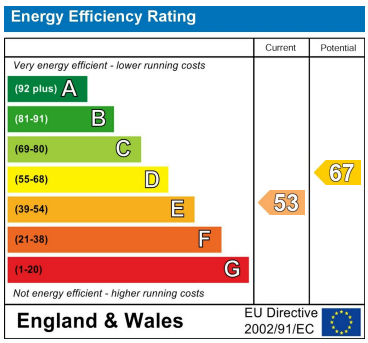
## Floor Plan




## Area Map




## Energy Efficiency Graph




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