



Hendre, Maerdy, Corwen, LL21 0PH – £425,000

Tenure: Freehold | EPC: TBC | Council Tax: A

Tucked away in a peaceful rural setting, this charming two bedroom detached cottage offers the perfect blend of character features and modern comforts, making it a truly inviting place to call home. With planning consent to erect a single story extension to the rear and side of the dwelling to create a third bedroom. Step inside and you'll find a spacious living room, where exposed beams and a log burner create a warm and welcoming atmosphere, with the added benefit of a cosy snug, again complete with its own log burner. The heart of the home is a modern kitchen and dining room, thoughtfully designed for everyday living. Both double bedrooms enjoy lovely countryside views, while the four piece bathroom and additional downstairs shower room add to the home's flexibility and convenience. Storage and practicality are well catered for with a double garage, timber built shed, log store and ample off street parking. The property sits on approximately 3.5 acres of land, offering a wonderful sense of privacy and the opportunity to embrace the rural lifestyle.



Ground Floor



1st Floor



Total: 99 m2
Ground Floor: 66 M2, 1st Floor: 33 m2
Excluded Areas: Walls: 8 m2

Intended As a Guide Only. Whilst Every Effort Has Been Made To Ensure Accuracy, All Dimensions, Areas And Layouts Are Approximate And May Vary Slightly From The Finished Property. The Plan Is Not To Scale And Should Not Be Used For Any Purpose Requiring Precise Measurements. Purchasers And Tenants Should Verify All Measurements Independently Before



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