Trem Edeyrnion, Cynwyd - LL21 0LA

Offers in Region of **£199,000**

Trem Edeyrnion

Cynwyd, Corwen

This charming three-bedroom semi-detached house presents a wonderful opportunity for those seeking a spacious and versatile family home within the popular village of Cynwyd which provides a wealth of amenities together with countryside views to the rear and being 2.5 miles from Corwen. Offered with NO ONWARD CHAIN, the property welcomes you with a bright entrance hall leading to two comfortable sitting rooms. The well-appointed kitchen is complemented by a separate dining room, while the adjoining utility room adds practical convenience. A delightful conservatory at the rear of the house offers a tranquil spot to enjoy views of the garden. Upstairs, the master bedroom boasts its own en-suite shower room and a generous walk-in wardrobe, providing a private retreat. Two further bedrooms offer flexibility for family, guests, or a home office, and the family bathroom completes the accommodation.

The outside space offers plenty of room for outdoor living and gardening. The rear garden is mainly laid to lawn, with a paved patio area. At the front, the property benefits from off-road parking. Set in a friendly village community, with countryside walks and local amenities nearby, this property offers a wonderful combination of indoor comfort and outdoor enjoyment, making it an ideal choice for families or anyone seeking a peaceful village lifestyle.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Accomodation
uPVC door leading into:
Hall
With under stairs storage cupboard, stairs leading up to the first floor with doors off, slate flooring and central heating radiator.
Lounge
Dimensions: 3.75 x 3.55 (12'3" x 11'7"). Having open beamed ceiling, window to front elevation, cast iron gas stove, carpeted floor, radiator and doors leading into:

Living Room
Dimensions: 3.75 x 3.80 (12'3" x 12'5"). With open beamed ceiling, cast iron gas stove, window to the front elevation, home of the electric meter box, timber effect laminate flooring and radiator.

Dining Room
Dimensions: 4.45 x 2.05 (14'7" x 6'8"). From the lounge a good sized dining room with, timber effect laminate flooring, a radiator, a door into the kitchen and a further door into:

Conservatory
Dimensions: 2.78 x 2.77 (9'1" x 9'1"). A bright and airy room with tiled flooring, uPVC windows surrounding to enjoy the views of open countryside and beyond, uPVC double glazed patio doors leading to the rear garden.

Kitchen
Dimensions: 4.83 x 2.05 (15'10" x 6'8"). With a range of timber effect wall draw and base units having worktops above, oven with four ring gas hob, extractor fan above, tiled splash back, coloured one and half bowl sink and drainer with antique brass effect mixer tap, breakfast bar, timber open ceiling, ceramic tiled flooring,two uPVC windows to the rear elevation, powerpoints and door leading into:

Utility Room
Dimensions: 2.65 x 2.29 (8'8" x 7'6"). With Worcester boiler, timber effect units with matching worktops to the kitchen above, Belfast sink with stainless steel taps,void for washer machine and fridge, ceramic tiled floor and uPVC door providing access to rear garden.

Landing
A Spacious landing with timber frame fireplace, airing cupboard with radiator, access to loft space, and doors off|:

Bedroom One (Master)
Dimensions: 3.93 x 3.69 (12'10" x 12'1"). A spacious bedroom with built in wardrobes and walk in wardrobe providing a storage room with shelving, uPVC window to front elevation, timber flooring, power points, radiator and door leading into:

Ensuite
With pedestal wash hand basin, W.C, shower and timber flooring, radiator and uPVC frosted window to the rear elevation.

Bedroom Two
Dimensions: 2.78 x 2.90 (9'1" x 9'6"). Another good sized room with built in wardrobes, carpeted floor a, powerpoints, radiator, and uPVC window to the front elevation.

Bedroom Three
Dimensions: 2.03 x 2.74 (6'7" x 8'11"). A bright and airy room with uPVC window to the rear elevation, carpeted flooring, powerpoints and radiator.

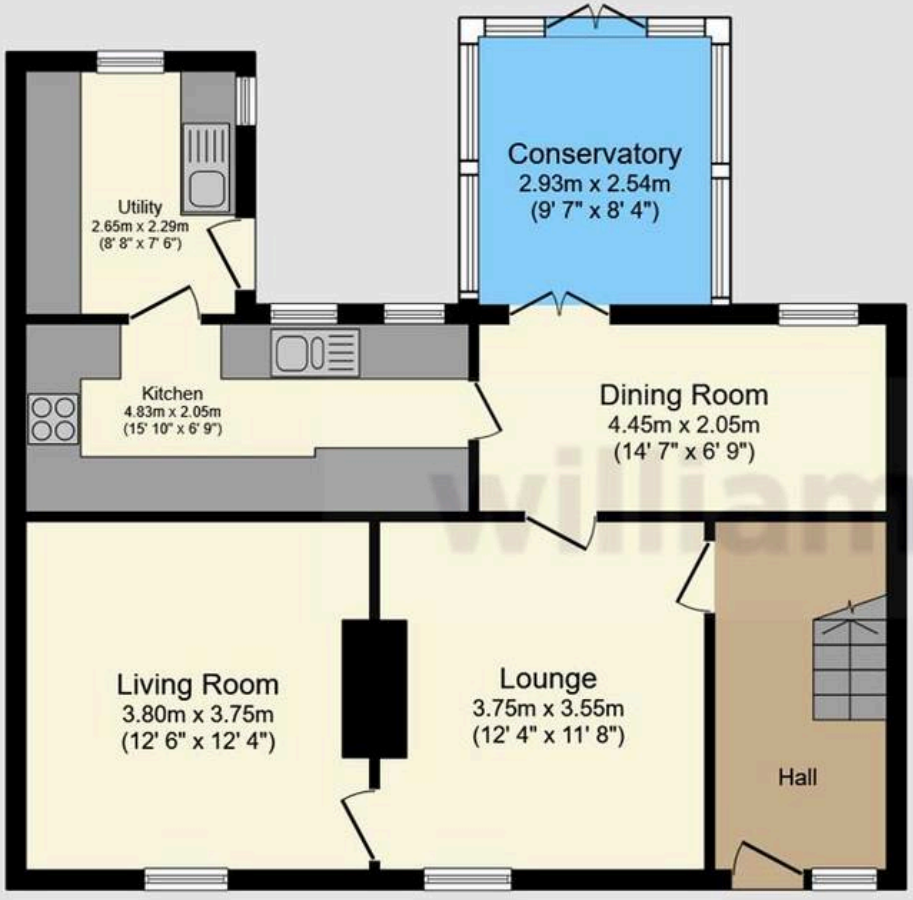
Bathroom
Dimensions: 2.75 x 2.03 (9'0" x 6'7"). Having a white suite comprising W.C, pedestal wash hand basin, corner bath with shower over, radiator, part tiled walls, timber flooring and uPVC window to the rear elevation.

REAR GARDEN

Off street
1 Parking Space

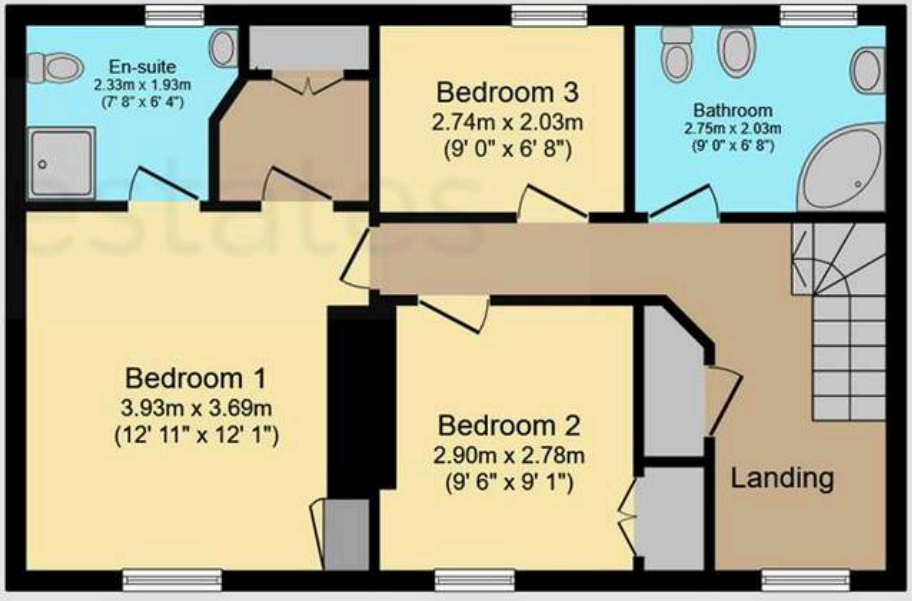
Outside
Pedestrian side access providing a spacious rear yard which has been predominantly flagged with paving slabs together with raised flower beds and provides a detached store shed of stone construction under the slate roof. The rear yard benefits open countryside views.

Directions
From our Ruthin office, turn left onto Castle Street, continue along the Corwen Road on to the A494 for 11.08 miles at the stop junction bear right and continue along the A494, at the traffic lights turn left onto the A5 and continue for 0.5 miles, then take a right onto the B4401 continue for 1.7 miles, go past The Blue Lion Pub and then turn left on to the The Square, continue along the road and the property is located on your right.



Ground Floor

Floor area 70.1 sq.m. (754 sq.ft.)



First Floor

Floor area 55.8 sq.m. (601 sq.ft.)

Total floor area: 125.9 sq.m. (1,355 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Williams Estates Ruthin Office

Williams Estates, 2 St. Peters Square - LL15 1AA

01824704050 • Ruthin@williamsestates.com • www.williamsestates.com

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