



Bryn Llwyn Lodge, Cynwyd – LL21 0HP

Guide Price £160,000

Bryn Llwyn Lodge

Cynwyd, Corwen

NO ONWARD CHAIN IDEAL INVESTMENT OPPORTUNITY

- For Sale by Modern Auction - T & C's apply.-

AUCTION END DATE- TBC

No Onward Chain An impressive stone built detached cottage with glazed porch to front, in need of a scheme of modern enhancements, located in an area of outstanding beauty conveniently close to the A5 and Llangollen. Set back from the road side offering off street parking and attached garage . The accommodation offers a porch, living room with bay window, dining room, kitchen, ground floor shower room and pantry and to the first floor two bedrooms one with en suite bathroom. To the outside enclosed garden area to rear and slightly elevated garden. Worthy of an internal viewing to fully appreciate.

EPC rating - TBC - Tenure - Freehold - Council Tax Band - E

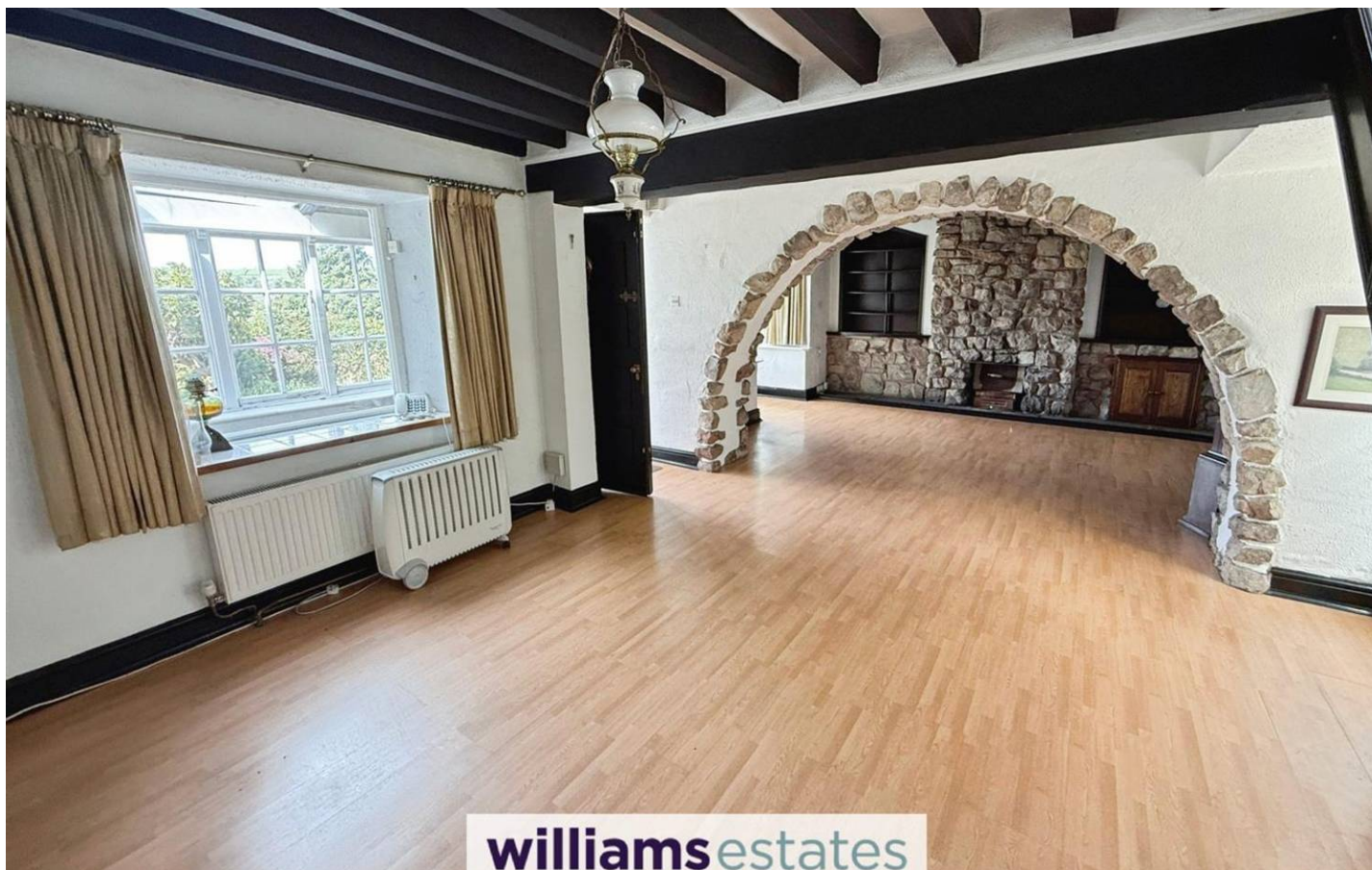
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





Accommodation

Glazed door leads into

Glazed Entrance Porch

Dimensions: 7.8 maximum 3.00 minimum x 1.2 (25'7" maximum 9'10. With radiator and quarry tiled floor.

Dining Room

Dimensions: 4.4 x 4.1 (14'5" x 13'5"). With double radiator, window to the front elevation and three sealed unit double glazed windows. Arch leads into

Living Room

Dimensions: 6.00 maximum 4.2 minimum x 4.4 (19'8" maximum 13'9. With double radiator, stone faced feature fireplace, walk in box bay sealed unit double glazed window to the front elevation.

Inner Hall

With quarry tiled floor, storage cupboard and pantry.

Ground Floor W.C/Shower Room

Dimensions: 2.3 x 1.8 (7'6" x 5'10"). With shower area, washbasin, W.C, quarry tiled flooring, radiator and uPVC double glazed window.

Step up to Kitchen

Dimensions: 3.00 x 3.5 (9'10" x 11'5"). With pine fronted units, Firebird oil central heating boiler, stainless steel sink, sealed unit double glazed window to the side, two sealed double glazed windows overlooking the courtyard garden and door leading into the garden.

Stairs to Landing

With sealed unit double glazed window to the rear and linen cupboard

Bedroom One

Dimensions: 2.95 x 4.4 (9'8" x 14'5"). With sealed unit double glazed windows to the front and side elevations, radiator and storage cupboard. Door leads into

Bathroom Off Bedroom One

Dimensions: 3.2 x 3 (10'5" x 9'10"). With panelled bath,



Stairs to Landing

With sealed unit double glazed window to the rear and linen cupboard

Bedroom One

Dimensions: 2.95 x 4.4 (9'8" x 14'5"). With sealed unit double glazed windows to the front and side elevations, radiator and storage cupboard. Door leads into

Bathroom Off Bedroom One

Dimensions: 3.2 x 3 (10'5" x 9'10"). With panelled bath, wash basin, W.C, airing cupboard, radiator and with sealed unit double glazed window to the side elevation.

Bedroom Two

Dimensions: 3.76 x 4.4 (12'4" x 14'5"). With fitted wardrobes, radiator and sealed unit double glazed window to the front elevation and uPVC double glazed window to the side elevation.



**Outside**

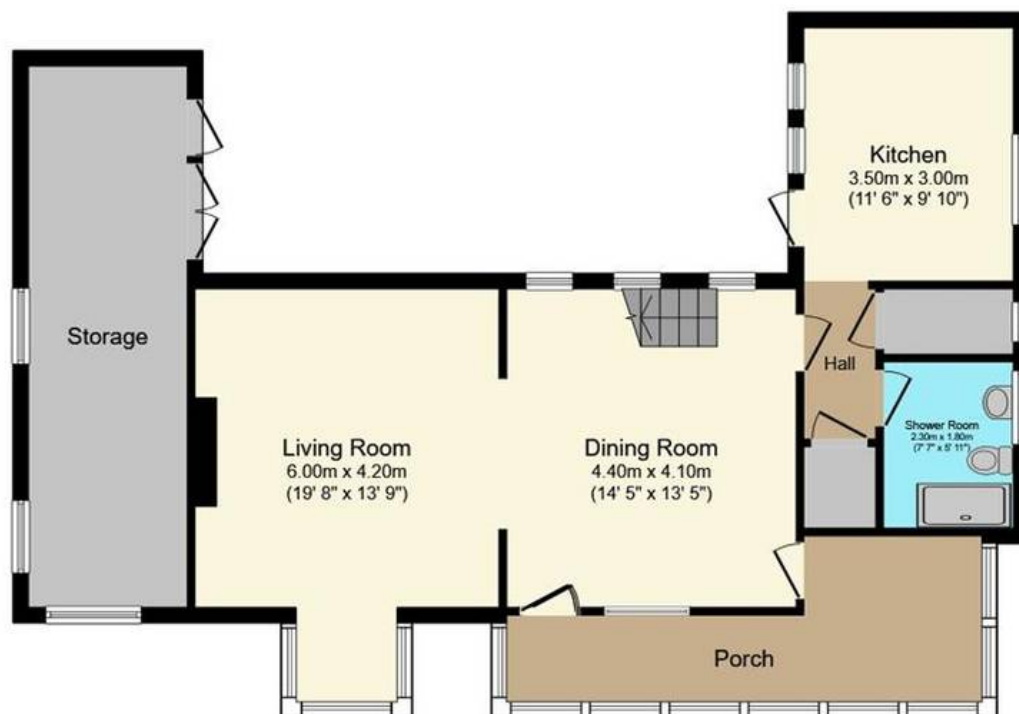
Small driveway to the side with attached garage. To the rear an enclosed courtyard garden. A path runs around the side of the property to a tiered garden with stone walling offering a mixture of plants. There is a front garden opposite the house

GARAGE

Single Garage

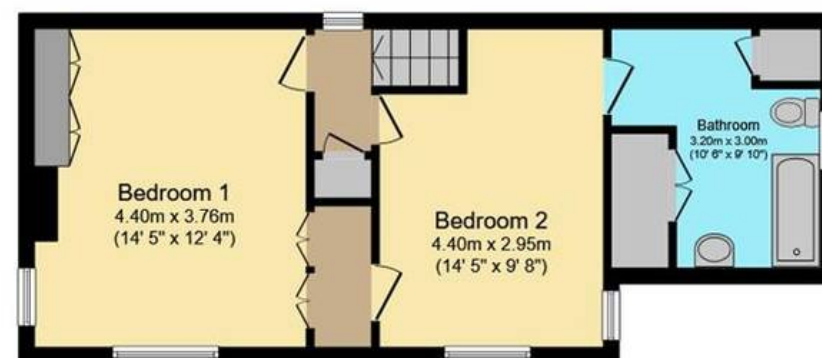
OFF STREET

1 Parking Space



Ground Floor

Floor area 86.9 sq.m. (936 sq.ft.)



First Floor

Floor area 44.5 sq.m. (479 sq.ft.)

Total floor area: 131.4 sq.m. (1,415 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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