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Tyn Llwyn, Glan Yr Afon, Corwen – LL21 0HD

Offers in Region of **£475,000**

Tyn Llwyn, Glan Yr Afon

Corwen

NO ONWARD CHAIN

Situated just off the A494 in the picturesque location of Glan Yr Afon, this charming house offers a unique opportunity for those seeking a tranquil rural lifestyle.

Set within approximately 3.4 acres, the property boasts stunning views of the surrounding countryside. The expansive grounds include a large workshop and garage, providing ample storage and workspace for hobbies or projects. Additionally, there is a generous car parking area with a vehicle inspection pit and a further large detached garage.

The serene rural setting is complemented by the gentle sound the stream running along the perimeter of the property.

The accommodation boasts living room, kitchen, utility, cloakroom and a front and rear porch to the ground floor with three bedrooms and bathroom to the first floor.

Viewing is highly recommended to fully appreciate this property and all it has to offer.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





Accommodation

uPVC double glazed door opens into

Entrance Porch

Dimensions: 1.5 x 2.80 (4'11" x 9'2"). Brick built with uPVC double glazed windows to three sides and uPVC double glazed door opening into

Hall

Stairs rising off to first floor, doors open to

Living Room

Dimensions: 3.911 x 3.510 (12'9" x 11'6"). Electric fire on a tiled hearth and surround, radiator, uPVC double glazed window to the front elevation

Kitchen

Dimensions: 5.548 x 3.674 (18'2" x 12'0"). Fitted with base and wall units with work surfaces over, stainless steel single bowl sink with drainer and mixer tap, built in electric oven with four zone electric hob and extractor fan over, Stanley Stove installed in a tiled recess, space for dining table, tiled floor, uPVC double glazed windows to the front and side elevations, opening through to

Galley Kitchen Area

Fitted with base and wall units with work surfaces to match main kitchen, continuation of tiled floor, space for tall standing fridge freezer, built in under stairs cupboard, radiator, uPVC double glazed window to the rear elevation, door opens into

Rear Porch

Dimensions: 2.023 x 1.550 (6'7" x 5'1"). Continuation of tiled floor, uPVC double glazed window and door opening out onto the rear, opening into

Utility

Dimensions: 2.848 x 2.023 (9'4" x 6'7"). Continuation of tiled floor, provision and space for washing machine and tumble dryer, Belfast sink, radiator, uPVC double glazed window to the rear elevation, door opening into



Cloakroom

Dimensions: 1.933 x 0.899 (6'4" x 2'11"). Continuation of tiled floor, W.C., radiator, uPVC obscure double glazed window to the side elevation

Landing

Loft access, radiator, uPVC double glazed window to the rear elevation, doors off to all first floor accommodation

Bedroom One

Dimensions: 3.458 x 3.678 (11'4" x 12'0"). Built in wardrobes, radiator, uPVC double glazed window to the front elevation with views across the adjoining countryside

Bedroom Two

Dimensions: 3.234 x 3.283 (10'7" x 10'9"). Built in wardrobe, radiator, uPVC double glazed window to the front elevation with views across the adjoining countryside

Bedroom Three

Dimensions: 2.197 x 2.470 (7'2" x 8'1"). Radiator, uPVC double glazed window to the rear elevation with views across the rear garden towards the stream

Bathroom

Dimensions: 2.608 x 1.753 (8'6" x 5'9"). White suite comprising bath, wash basin in vanity unit, W.C., built in cupboard housing the hot water cylinder and slatted shelves, radiator, uPVC obscure double glazed window to the rear elevation





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Garage

Dimensions: 5.523 x 3.730 (18'1" x 12'2"). Stone built with white washed walls and valuted ceiling, light, Velux roof window

Workshop

Dimensions: 6.80 x 5.20 (22'3" x 17'0"). Stone built with white washed walls and valuted ceiling, three pedestrian doors, power and light, four Velux roof windows

Detached Garage

Dimensions: 5.10 x 4.20 (16'8" x 13'9"). Up and over door, power and light

Outside

To the right hand side of the property a tarmacadam drive leads via iron double gates to an extensive parking area and the detached garage, bounded by lawned and small stone walling continues to steps taking you to the field adjacent to the property bounded by timber fencing, to the front there is a raised gravelled area providing access via steps to the front door which is planted with shrubs and borders and in turn leads via a path and iron pedestrian gate to the rear to one side with an additional driveway to the left hand side giving access to the single garage and workshop and the rear via gates

OFF STREET

10 Parking Spaces

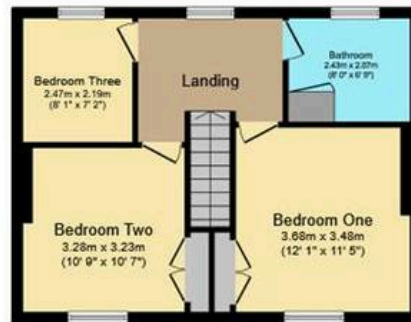
GARAGE

Double Garage



Ground Floor

Floor area 60.5 m² (651 sq.ft.)



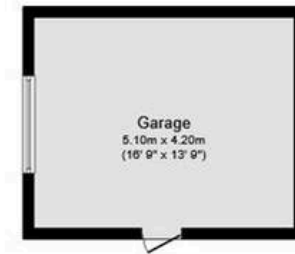
First Floor

Floor area 45.1 m² (485 sq.ft.)



Outbuilding

Floor area 81.5 m² (877 sq.ft.)



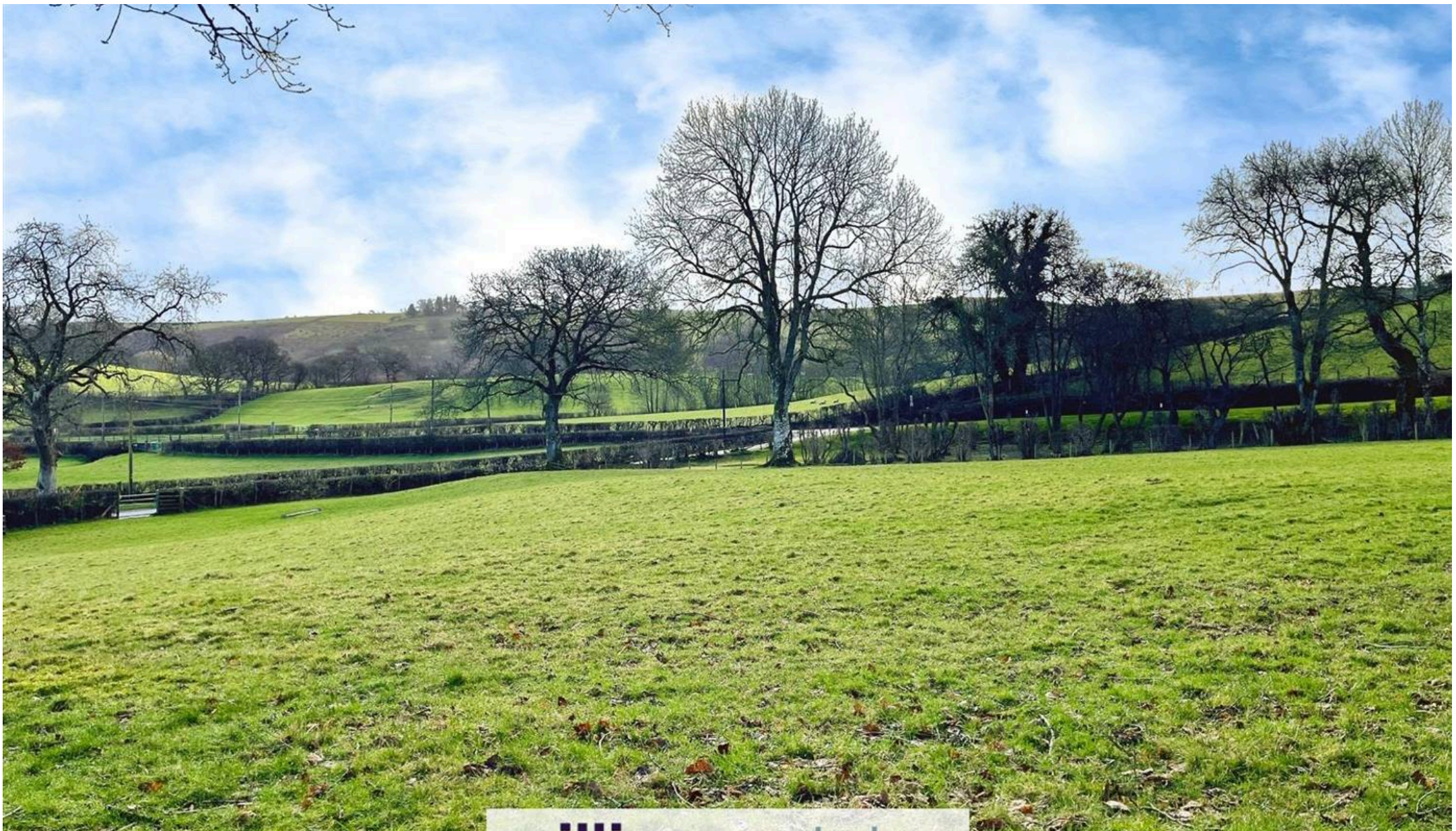
Garage

Floor area 21.8 m² (234 sq.ft.)

TOTAL: 208.8 m² (2,248 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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