

BOWEN

PROPERTY SINCE 1862



Asking Price £350,000

🛏 4 Bedrooms 🚿 3 Bathrooms

Berwyn Lodge, Glyndyfrdwy,
Corwen LL21 9HW

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General Remarks

"Berwyn Lodge" is a substantial four double bedroom detached bungalow which occupies an elevated position and enjoys pleasant rural views, especially from the decked entertaining space at the top of the garden. The mature gardens, which wrap around the property on three sides, provide the living accommodation with an excellent degree of privacy which is another big selling point. Boasting well- proportioned rooms, the living accommodation briefly comprises a porch a grand entrance hallway with woodblock flooring, substantial living room with sliding doors leading through to the dining room, kitchen/breakfast room, inner hallway, utility room, two bedrooms with en-suite shower rooms, two further double bedrooms and a family bathroom. In summary, a cracking family home and an early viewing is advised.



Accommodation

Entrance Porch: 11' 2" x 4' 2" (3.41m x 1.28m) PVCu double glazed door and side panel to the side elevation. PVCu double glazed window to the front elevation. Radiator. Tiled floor.

Hallway: 18' 0" x 9' 9" (5.49m x 2.97m) PVCu double glazed window to the front elevation. Two radiators. Woodblock flooring.

Living Room: 21' 11" x 11' 11" (6.69m x 3.64m) Two PVCu double glazed windows to the side elevation. Two radiators. Exposed brick fire surround with wood-burner. Woodblock flooring. Arch through to the Dining Room.

Dining Room: 12' 0" x 9' 3" (3.65m x 2.81m) PVCu double glazed windows to the side and rear elevations. Radiator. Woodblock flooring.

Kitchen/Breakfast Room: 16' 6" x 9' 8" (5.02m x 2.94m) PVCu double glazed window to the rear elevation. Solid wood base units with wooden work-tops. Belfast sink with mixer tap. Space for range-style cooker. Cooker hood. Space for American-style fridge/freezer. Space for dishwasher. Wall tiling. Tiled floor. Radiator. Down-lighters.

Inner Hallway: Two radiators. Wood-effect flooring. Attic hatch. Down-lighters.

Utility Room: 7' 5" x 5' 8" (2.25m x 1.72m) Wood-effect double glazed door to the side elevation. Wall and base units with wooden work-tops. Stainless steel sink with mixer tap. Plumbing for washing machine. Space for fridge. "Worcester" oil-fired boiler. Wall tiling. Tiled floor.

Bedroom 1: 11' 10" x 11' 9" (3.60m x 3.58m) PVCu double glazed window to the side elevation. Radiator. Built-in wardrobes.

En-Suite: PVCu double glazed window to the rear elevation. Three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Radiator. Fully tiled walls. Tiled floor. Down-lighters.

Bedroom 2: 9' 1" x 9' 1" (2.78m x 2.78m) Two wood-effect double glazed windows to the side elevation. Radiator. Wood-effect flooring. Built-in wardrobes.

En-Suite: Wood-effect double glazed window to the rear elevation. Three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Tiled floor. Down-lighters.

Bedroom 3: 15' 2" x 12' 9" (4.63m x 3.88m) Wood-effect double glazed windows to the front and side elevations. Radiator. Wood-effect flooring.

Bedroom 4: 14' 8" x 11' 1" (4.48m x 3.38m) Wood-effect double glazed window to the side elevation. Radiator. Built-in wardrobes.

Bathroom: 9' 9" x 6' 3" (2.97m x 1.91m) Four piece suite comprising a corner bath, shower cubicle, low level w.c. and pedestal wash hand basin. Tiled floor. Heated towel rail. Down-lighters. Storage cupboard.

Outside: Externally there is a driveway on the opposite side of the lane which provides Off-Road Parking for multiple cars. In addition to this there is a detached Single Garage with a pitched roof, Log Store and Three Sheds. The mature gardens wrap around the bungalow on three sides combining various different lawned sections interspersed with mature plants and shrubs. There is a raised decked Entertaining Space at the highest point of the garden which enjoys superb rural views.









Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" oil-fired boiler situated in the Utility Room.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 42|E.

Council Tax Band: The property is valued in Band "F".

Directions: From the Agents Llangollen Office proceed up Castle Street and at the traffic lights turn right onto the A5 in the direction of Corwen. As you enter the village of Glyndyfrdwy turn right in front of the Ruth Lee building and proceed along the lane to the right-hand side and the property is then first on the right of the lane.

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