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Cae Gwyn, Betws Gwerfil Goch - LL21 9PY

Fixed Price £340,000

# Cae Gwyn

Betws Gwerfil Goch, Corwen

Williams Estates is pleased to present this charming four-bedroom semi-detached house. This delightful property, built in 1900 offers stunning views of the surrounding countryside.

Upon entering, you are greeted by an inviting entrance hallway featuring original Victorian tiled flooring, which sets the tone for the character found throughout the home. The Reception room boasts an original feature fireplace, provides a warm and welcoming space, while the Snug, complete with a log burner, provides a perfect room for cosy evenings. In addition to these, the property offers a modern kitchen with a separate dining room and a further utility room for added convenience.

The first floor features a galleried landing leading to three bedrooms, ensuring ample space for family or guests, an elegant bathroom, which has been well thought through. The property has oil central heating, double glazing, ensuring comfort and efficiency throughout the seasons.

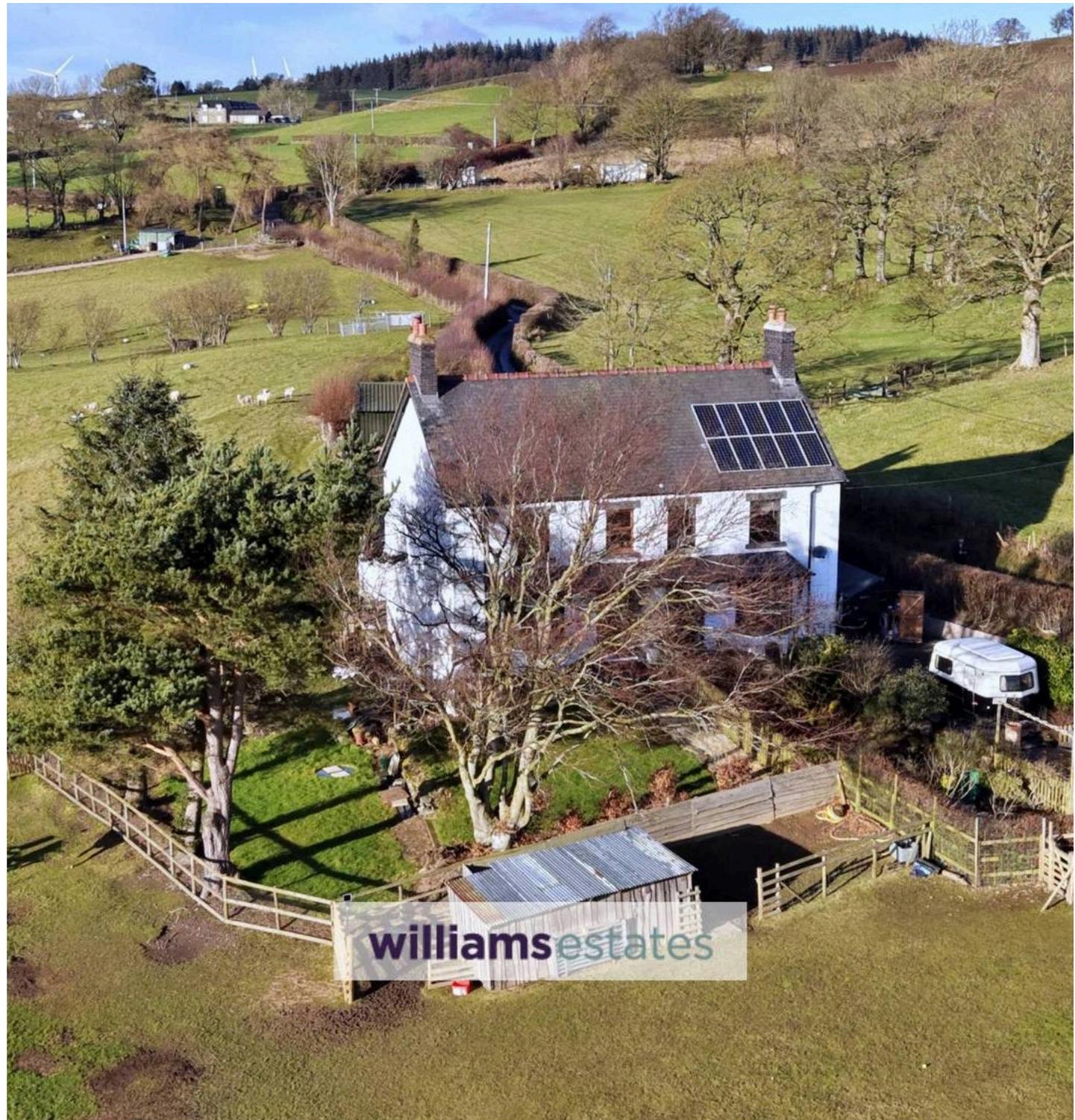
Externally, the property benefits from a driveway and garage, along with beautifully maintained gardens to the front, side, and rear, providing a perfect outdoor retreat.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





### Accommodation

Triple glazed front door and side windows leading in to: **Entrance Hall**

Large Hallway having traditional Victorian patterned tile flooring in the large hallway with stairs from the ground floor leading up to first floor and doors off:

### Reception Room

11' 10" x 12' 2" (3.61m x 3.71m)

A bright and airy room with large double glazed bay window to front elevation, radiator, power points, stunning original fireplace with attractive tiled onset and hearth and open grate creating a focal point in the room.

### Snug

14' 11" x 11' 11" (4.55m x 3.62m)

A cosy room with quarry tile flooring, a gorgeous fireplace with log burner and tiled hearth, wooden mantle, radiator, power points, internal sash window, uPVC double glazed windows to the side and rear giving views to the countryside, door leaving into:

### Dining Room

15' 4" x 10' 2" (4.67m x 3.11m)

With laminate flooring, two feature archways in to the lobby with uPVC double glazed window having breathtaking views

### Kitchen

12' 7" x 12' 0" (3.84m x 3.66m)

Dimensions: 3.84 x 3.66 (12'7" x 12'0"). A bright room fitted with a range of modern wall draw and base units with work surfaces over, with pull out larder cupboard, four ring gas hob, oven, integrated fridge, freezer, dishwasher, one and half bowl stainless steel sink with stylish tap and copper finish, small double glazed window above and further large uPVC double glazed window to the side elevation enjoying the incredible views, part tiled splash back, radiator and door leading into:



### Utility Room

10' 5" x 6' 0" (3.18m x 1.83m)

With floor standing Worcester oil central heating boiler, void for washer and dryer, wash basin, low flush W.C and stainless steel wall mounted towel radiator.

### Basement / Cellar

11' 10" x 11' 10" (3.61m x 3.61m)

Stairs from Dining room leading down into a good sized room with Stainless steel sink with mixer tap, quarry tiled floor, radiator, power and light and plumbing and space for washing machine, and door to the garden.

### Landing to First Floor

Stairs from the entrance hall leading up to the first floor with doors off:

### Bathroom

8' 3" x 10' 4" (2.52m x 3.14m)

A well designed room with cottage characteristics having a low flush W.C, classic porcelain basin with tradition chrome pillar taps, panelled bath with chrome mixer tap with a modern, minimalist design, an arched doorway into modern shower stall with glass door and electric shower head, uPVC double glazed window to the side elevation enjoying the incredible views and stainless steel wall mounted towel radiator.



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### Bedroom One

12' 2" x 11' 7" (3.72m x 3.53m)

A good sized bedroom with radiator, PowerPoints, wood effect flooring, and uPVC double glazed window to the front elevation.

### Bedroom Two

12' 3" x 10' 0" (3.74m x 3.05m)

A double bedroom having single panelled radiator, PowerPoints, wood effect flooring, uPVC double glazed window to the rear elevation with amazing countryside views and a small built in under the stairs storage cupboard.



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**Bedroom Three / Office**

6' 10" x 8' 2" (2.09m x 2.50m)

A single bedroom with power points, radiator, wood effect flooring and uPVC double glazed window to the front elevation with views over to Afon Alwen.

**Landing to Second Floor**

Door opening into stairs going up to the second floor into:

**Study**

8' 2" x 15' 7" (2.48m x 4.74m)

A universal room with high sloping ceiling, wood effect flooring, power points, radiator, double glazed velux window and door into

**Bedroom Four**

15' 7" x 10' 6" (4.76m x 3.21m)

A good sized room with same wood effect flooring to the study, high sloping ceiling, power points, radiator and double glazed velux window.

**Garage**

19' 6" x 15' 9" (5.94m x 4.80m)

Electric roller door, power and light. Gate to driveway providing further parking.

**Garden**

Externally, the property benefits from a driveway and garage, along with beautifully maintained gardens to the front, side, and rear, providing a perfect outdoor retreat.

**OFF STREET**

2 Parking Spaces

**DOUBLE GARAGE**

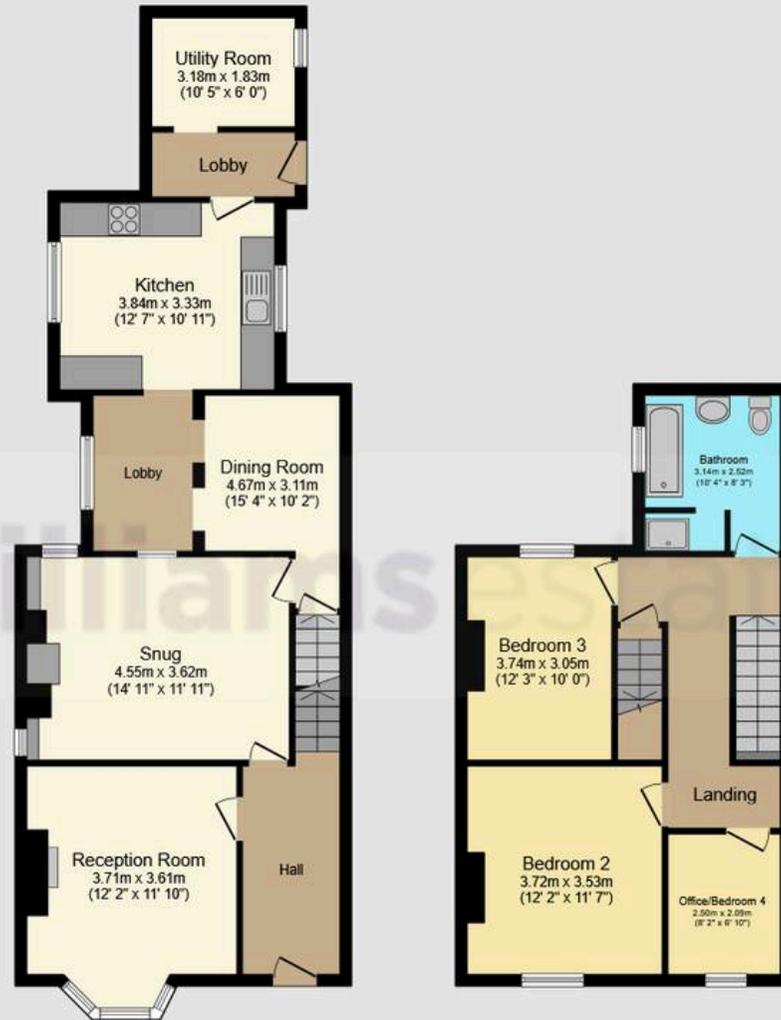
1 Parking Space

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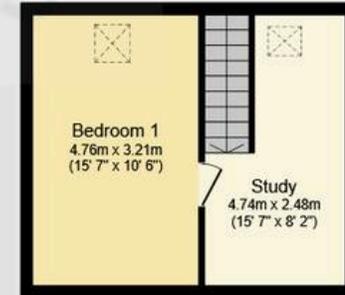
### Basement

Floor area 16.9 sq.m. (182 sq.ft.)



### First Floor

Floor area 48.6 sq.m. (523 sq.ft.)



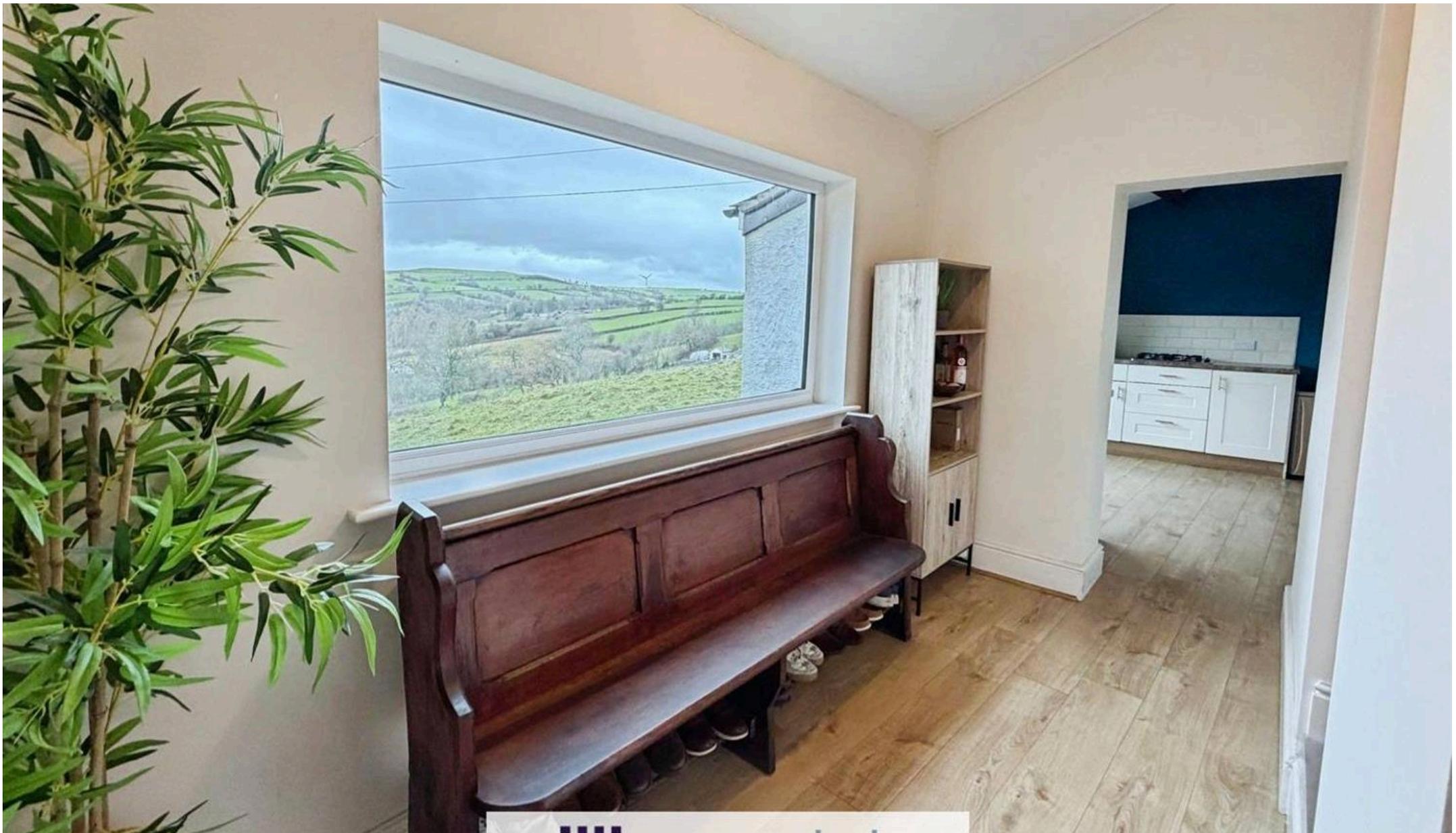
### Second Floor

Floor area 27.0 sq.m. (291 sq.ft.)

Total floor area: 169.1 sq.m. (1,821 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](http://www.Propertybox.io)

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