

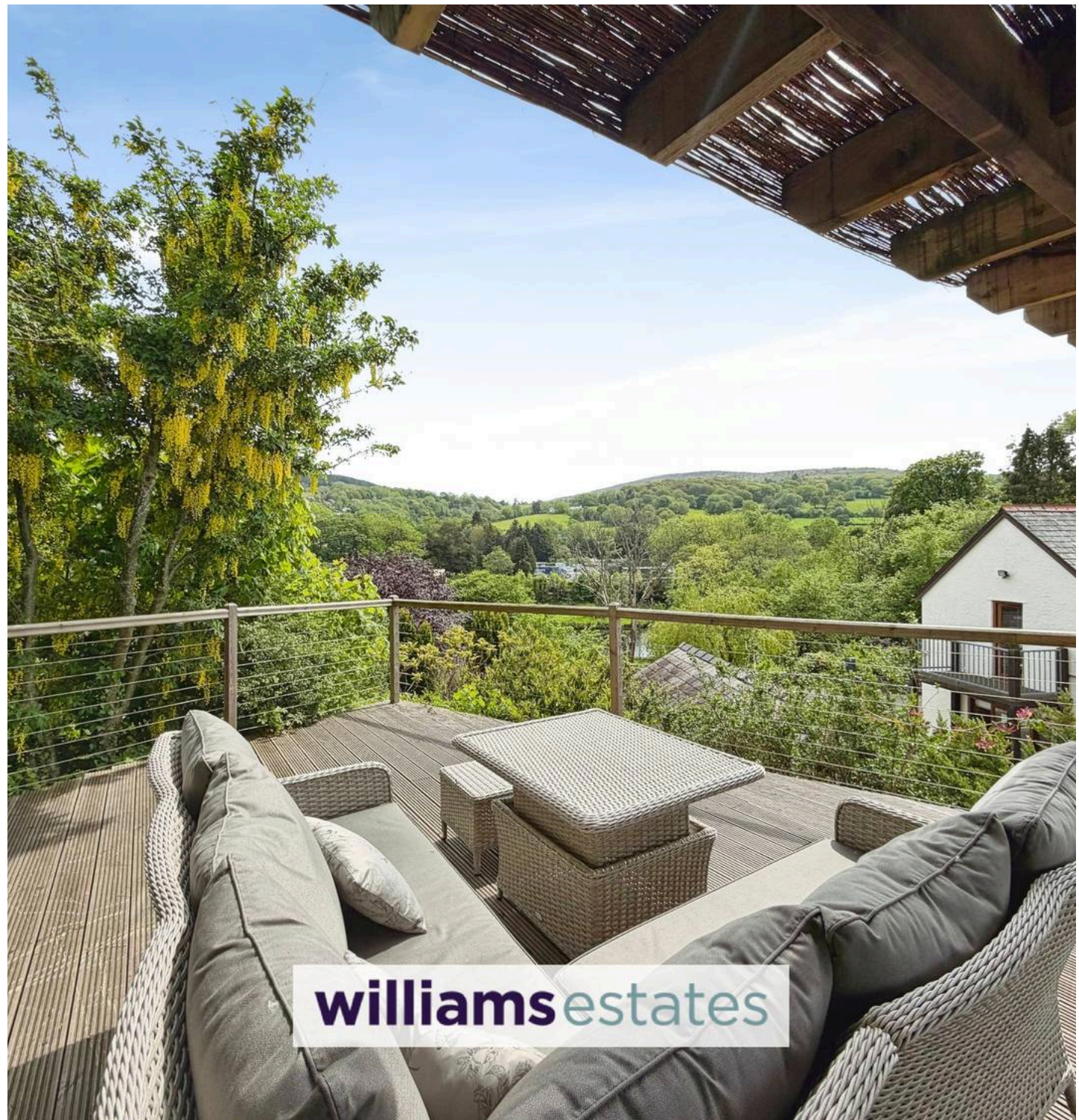


Penddol, Cynwyd – LL21 0ET
Offers in Region of **£460,000**

Penddol

Cynwyd, Corwen

Penddol is an immaculately presented, unique country home that beautifully blends classic farmhouse character with contemporary comforts, offering a truly special living experience in an idyllic location. This spacious four bedroom semi-detached property stands in an elevated position, providing breathtaking views across the River Dee and towards the historic Cynwyd stone arched bridge. Internally, the home welcomes you with a canopy entrance and a bright hallway leading to three versatile reception rooms, including a generous day room with far-reaching views and sliding patio doors, a separate dining room with a decorative fireplace, and a cosy lounge featuring an Aga log burner. The luxury fitted kitchen is thoughtfully designed and benefits from a utility area and cloakroom off. Upstairs, three double bedrooms await, with the master suite boasting built-in wardrobes, a private en-suite, and a Juliet balcony that frames the stunning scenery beyond. A fourth versatile room is currently used as an office but could easily serve as an additional bedroom and a charming family bathroom completes the first floor. The property also includes a large detached garage and workshop, and is set within 0.4 acres of beautifully maintained gardens that enhance the home's sense of peace and privacy. Penddol offers an exceptional opportunity to enjoy a country lifestyle with it a charming timber framed decking area with pergola and uninterrupted views across the length of the Dee Valley and the Berwyn Mountains. Situated in a sought-after rural setting, yet within easy reach of local amenities, this home is perfect for those seeking space, comfort, and breathtaking views in a truly picturesque location.



williamsestates



Accommodation

Wood grain effect door with double glazed glass panels leading into

Entrance hall

Having slate flooring, doors off and wide staircase with oak handrails leading up to the first floor with

Lounge

14' 0" x 15' 0" (4.26m x 4.57m)

A welcoming room with brick and welsh stone lined chimney with raised slate hearth and an again cast iron freestanding multi fuel stove, fitted cabinets to either side, wall lights, power points, panelled radiator, oak flooring and wood grain effect double glazed window enjoying the countryside views.

Dining Room

15' 0" x 12' 11" (4.57m x 3.94m)

A central room featuring a bricked edged former fireplace(flu not in use) with large slate hearth, white timber flooring, wall lights, two panelled radiators, wood grain effect double glazed window to the front elevation, power points, large under stairs storage cupboard with shelving and doors off.

Kitchen

16' 5" x 8' 9" (5.00m x 2.67m)

With base units and drawers with complementary quartz stone effect work surfaces over and wall units above, stainless steel one and half bowl sink with mixer tap, electric oven with four ring electric hob and hotpoint extractor hood above, space for America style fridge freezer, integrated dishwasher and space and plumbing for integrated washing machine, tiled flooring, power points, panelled radiator, two wood grain effect double glazed windows to the side elevation, roof double glazed window and a side lobby which has wood grain effect double glazed patio doors to the rear garden and door leading into:



Downstairs Cloakroom

11' 4" x 3' 8" (3.45m x 1.12m)

Having ceramic tiled flooring, low flush W.C, wall hung wash basin with mixer tap and tiled splash back, chrome heated towel rail, small obscure double glazed wood grain effect window to the rear elevation and opening into:

Utility Room

11' 4" x 3' 3" (3.45m x 1.00m)

With the same ceramic tiled flooring as the cloak room, shelving and lighting and home of the oil fired combination boiler.

Day Room

17' 9" x 15' 0" (5.41m x 4.57m)

Off the dining room is a spacious room with wood grain effect double glazed window to the front elevation enjoying the stunning countryside views, sliding patio doors to the garage and front gardens, stone effect ceramic tiled flooring, panelled radiator and PowerPoints.

Landing

From the entrance hall stairs rising up with storage cupboard, loft access, panelled radiator, PowerPoints, doors off for bedroom two and office/bedroom four and door leading to inner hallway.

Office/ Bedroom Four

6' 9" x 6' 5" (2.07m x 1.95m)

A bright and airy single room with wood grain effect double glazed window to the front elevation, laminate flooring and power points.

Bedroom Two

15' 0" x 12' 1" (4.57m x 3.68m)

Light and airy double bedroom with large south facing wood grain effect double glazed window to the front elevation having views of the countryside, cast iron fireplace (flu not in use) exposed white timber flooring and built in double door wardrobe with hanging rail.

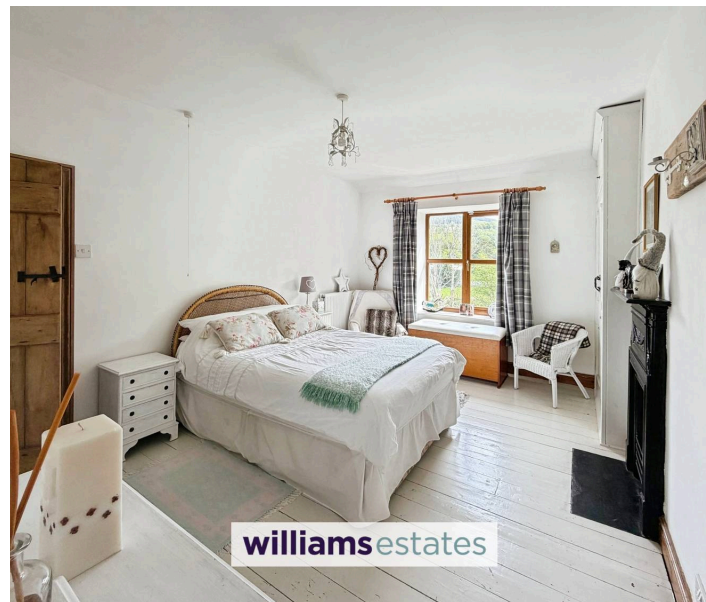
Inner Hallway

Having doors off.

Bedroom Three

13' 0" x 11' 7" (3.96m x 3.53m)

A further bright and airy double bedroom with attractive cast iron fireplace (flu not in use). natural wood grain





williams estates

Bedroom Three

13' 0" x 11' 7" (3.96m x 3.53m)

A further bright and airy double bedroom with attractive cast iron fireplace (flu not in use), natural wood grain effect flooring and wood grain effect double glazed window to the front elevation.

Family Bathroom

8' 10" x 8' 5" (2.69m x 2.57m)

Modern bathroom having a three piece white suite comprising of low flush W.C, antique table top vanity unit with ceramic bowl with mixer tap over and walk in shower with Mira electric unit with glass shower screen, partly tiled walls, radiator and obscure wood grain effect double glazed window to the rear elevation.

Master Bedroom

17' 9" x 15' 0" (5.41m x 4.57m)

A generous sized double bedroom having dual aspect double glazed window and a door to a juliet balcony to take in the incredible views of the river Dee and the welsh hills. Bespoke fitted wardrobes with a variety of hanging rails and shelving, downlights, powerpoints, radiator and door leading into:

Master En-suite

6' 8" x 5' 4" (2.03m x 1.63m)

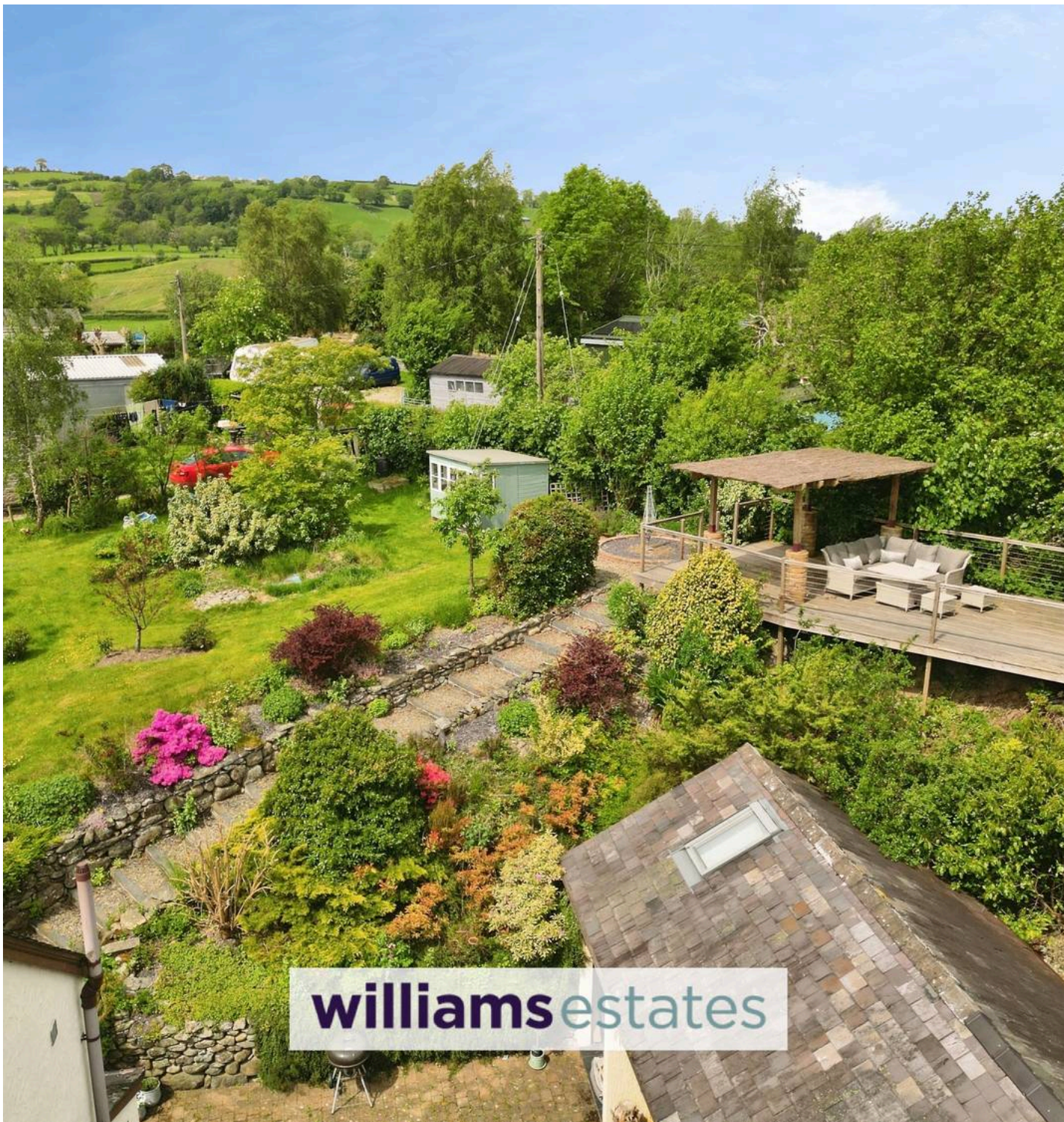
Having low flush W.C, walk-in cubical shower with electric shower unit, wood grain effect vanity unit with bowl and mixer taps, tiled splash back, extractor fan, chrome heated towel rail and ceramic floor tiles.



williams estates



williams estates



Outside

This home is surrounded by gardens totaling 0.4 acres. Approaching the property there is a timber panelled gates leading to a long driveway providing ample of street parking. The driveway is bounded by a low level Welsh dry stone wall and provides access to the detached garage / workshop. In front of the garage is a brick paved round patio designed which takes full advantage of the views. From the driveway, with a few stone steps leads to the front garden where the owner encourage wild planting, there is a stone paved pathway which leads to the greenhouse. Following the path to the front of the house there is a lawn area with decorative dry-stone well folly. To the rear of the property has been recently landscaped having a steps which are boarded by a dry-stone wall and garden plants and shrubs which leads up to a splendid upper garden with timber framed decking area to the right and a lawned area to the left with vegetable planters.

Decking Area

The decking area is a picture perfect spot with spectacular views across the River Dee, countryside and beyond into the Berwyn Mountains, enjoying all the benefits of the southerly aspect.

Detached Garage

16' 0" x 12' 6" (4.88m x 3.81m)

Having a metal up and over door to the front with an open loft, electric and power.

Workshop

9' 8" x 12' 6" (2.95m x 3.81m)

With velux roof, electric light and power, wall mounted electric heater, ceramic tiled flooring, built in working surfaces. The previous owners used as a home gym.

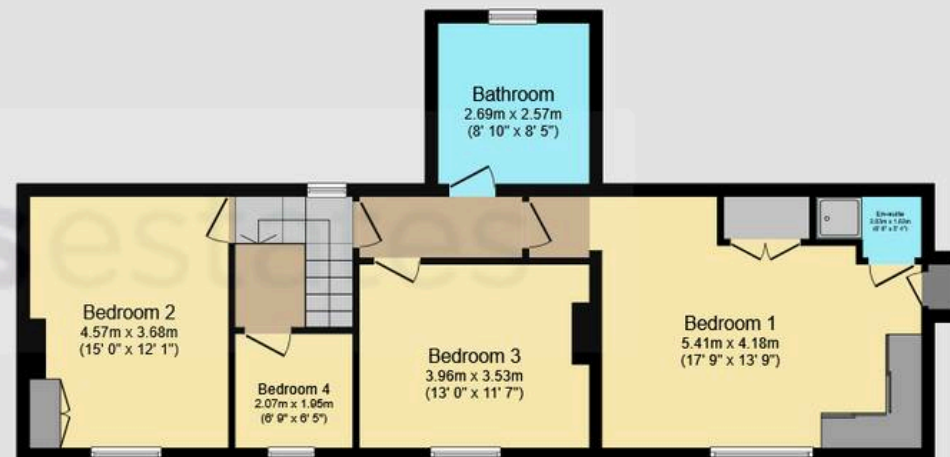
Note: The detached garage and the workshop could potentially be turned into a detached one-bedroom annex, subject to necessary planning permissions.

DRIVEWAY

5 Parking Spaces



Ground Floor



First Floor

Total floor area: 161.0 sq.m. (1,733 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

williams
estates



Williams Estates Ruthin Office

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

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

Whilst every care has been taken to prepare these particulars, they are issued by Williams Estates Direct Limited, trading as Williams Estates, for guidance purposes only and do not constitute any part of an offer or contract. All measurements are approximate and provided for general guidance only. Whilst every effort has been made to ensure their accuracy, they should not be relied upon, and prospective purchasers are advised to recheck the measurements