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Llwyn, Cynwyd - LL21 0LY

Fixed Price **£355,000**

Llwyn

Cynwyd, Corwen

A superb detached family house located in the favoured village of Cynwyd, close to local amenities and set within good sized gardens and offering open views. The accommodation boasts a good sized conservatory, living room, modern kitchen diner, ground floor shower room and to the first floor, four bedrooms and family bathroom. Additional benefits of a mixture of uPVC double glazing and timber sealed double glazing and central heating. Externally offering detached garage, with off road parking adjacent and additional off street parking to the frontal area with mature gardens surrounding and pond and private area to the rear. Internal viewing is a must.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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Accommodation

Solid timber stable door leads into

Kitchen Diner

With a range of modern cream high gloss wall, drawer and base units with complementary worktops over, one and half sink and drainer with mixer tap and detachable hose, power points, plumbing for a dishwasher, void for a fridge and freezer, integrated electric oven and four ring gas hob, radiator, feature exposed brick inglenook with void for an oven range, laminate flooring, timber sealed unit window to the front elevation enjoying views of the garden and view and a further uPVC window to the side elevation.. Door leads into

Entrance Hall

Dimensions: 4.01 x 2026 (13'1" x 66'46"11"). Light and airy with stairs and doors off, laminate flooring, power points, timber sealed unit double glazed window to the rear, enjoying views of the pond and timber and glazed front door leading to the side elevation.

Living Room

Dimensions: 3.96 x 3.96 (12'11" x 12'11"). With feature exposed brick fireplace with cast iron burner, power points, dual aspect radiators, laminate flooring, uPVC double glazed window to the side elevation and timber glazed door with timber sealed unit double glazed windows to either side leading onto the rear patio and enjoying views of the pond.

Conservatory

Dimensions: 4.67 x 3.05 (15'3" x 10'0"). Good sized conservatory with exposed brick fire place with cast iron burner, currently set to a office and living space, exposed flooring to the office area and carpeted to the conservatory area, power points, timber sealed unit double glazed windows surrounding conservatory area with views of the gardens and hillside.



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Ground Floor Shower Room

Dimensions: 2.11 x 1.52 (6'11" x 4'11"). Modern suite comprising of a vanity W.C, vanity washbasin with mixer tap, corner shower enclosure, mounted heated towel rail, tiled wall surrounds and flooring together with a timber sealed unit double glazed obscure window to the side elevation.

Stairs to Landing

From the Entrance Hall stairs lead to the landing with radiator, loft access hatch and power point.

Bedroom One

Dimensions: 3.96 x 3.96 (12'11" x 12'11"). With feature panelled wall, radiator, power points and uPVC window to the rear elevation.

Bedroom Two

Dimensions: 3.35 x 3.33 (10'11" x 10'11"). With laminate flooring, radiator, inbuilt wardrobes, power points and timber sealed unit double glazed window to the front elevation with views.

Bedroom Three

Dimensions: 3.3 x 3 (10'9" x 9'10"). With radiator, power points and timber sealed unit double glazed window to the side elevation.

Bedroom Four

Dimensions: 2.39 x 2.26 (7'10" x 7'4"). With radiator, power points and timber sealed unit double glazed window.

Bathroom

Modern suite comprising of a low flush W.C, pedestal washbasin, panelled bath with mixer tap and shower head connection, tiled bath surround, laminate flooring, extractor fan and obscure timber sealed unit double glazed window to the front elevation.





Outside

The property is approached by a small drive and in turn to double timber gates providing access to further driveway for ample off street parking and having good sized lawned gardens to either side. The rear garden offers a tranquil setting with large pond having feature timer bridge and decorative gravelled border areas and leading to the covered porch off the Living Room. Bound by mature shrubs and fencing. The front and side gardens offer splendid views. There is also an additional driveway off the main road, by the detached garage.

Directions

Proceed from Ruthin office onto Castle Street and continue along onto Corwen Road and A494 to B4401 to Corwen. Turn left at the traffic lights and then right signposted Cynwyd B4401. Continue to the village passing the convenience store on the right and continue along where the property can be seen on the right hand side.

Utility Shed

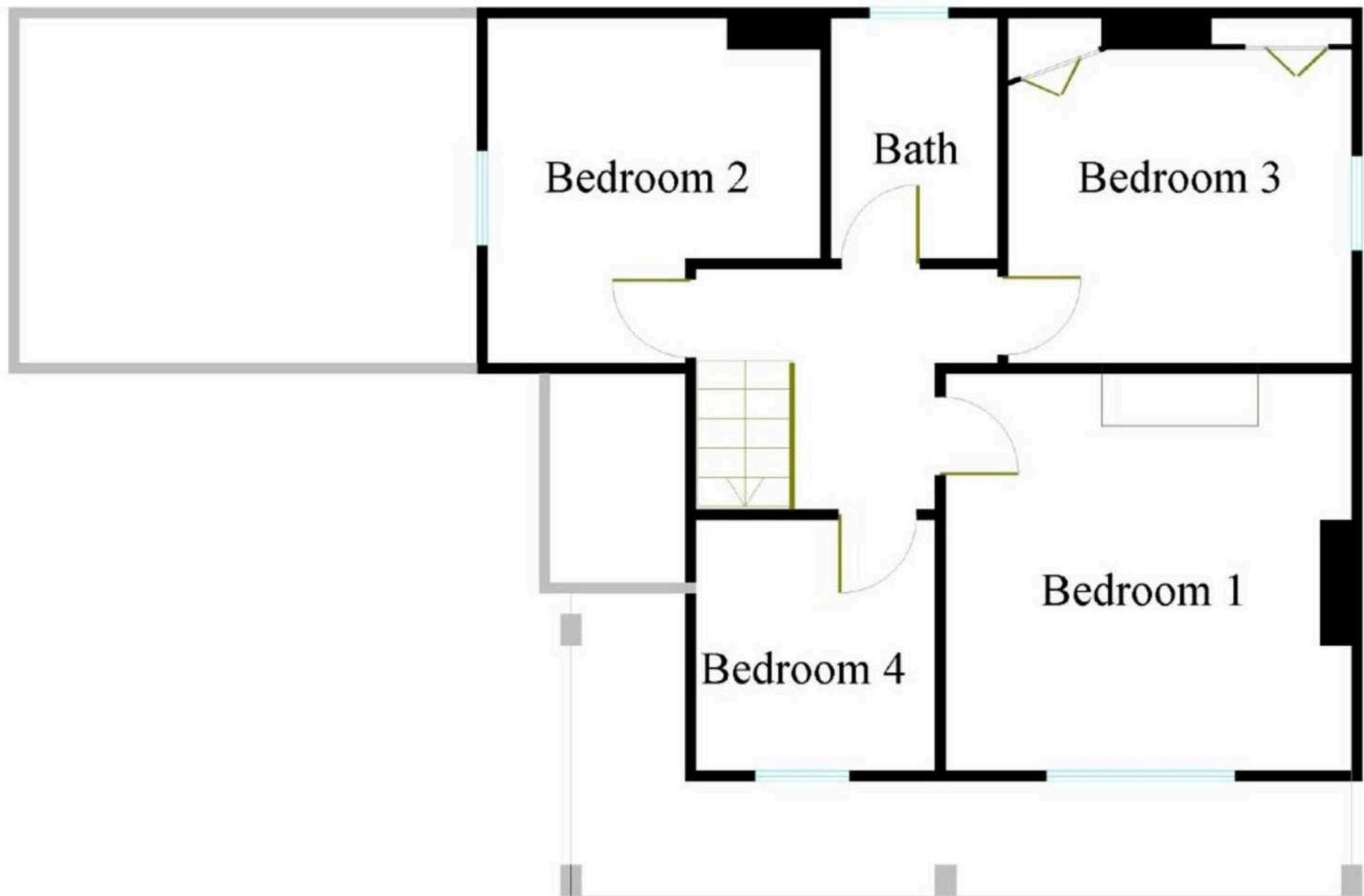
Outside the kitchen there is a utility shed with electric and plumbing for a washing machine and voids for fridge, freezer and tumble dryer.

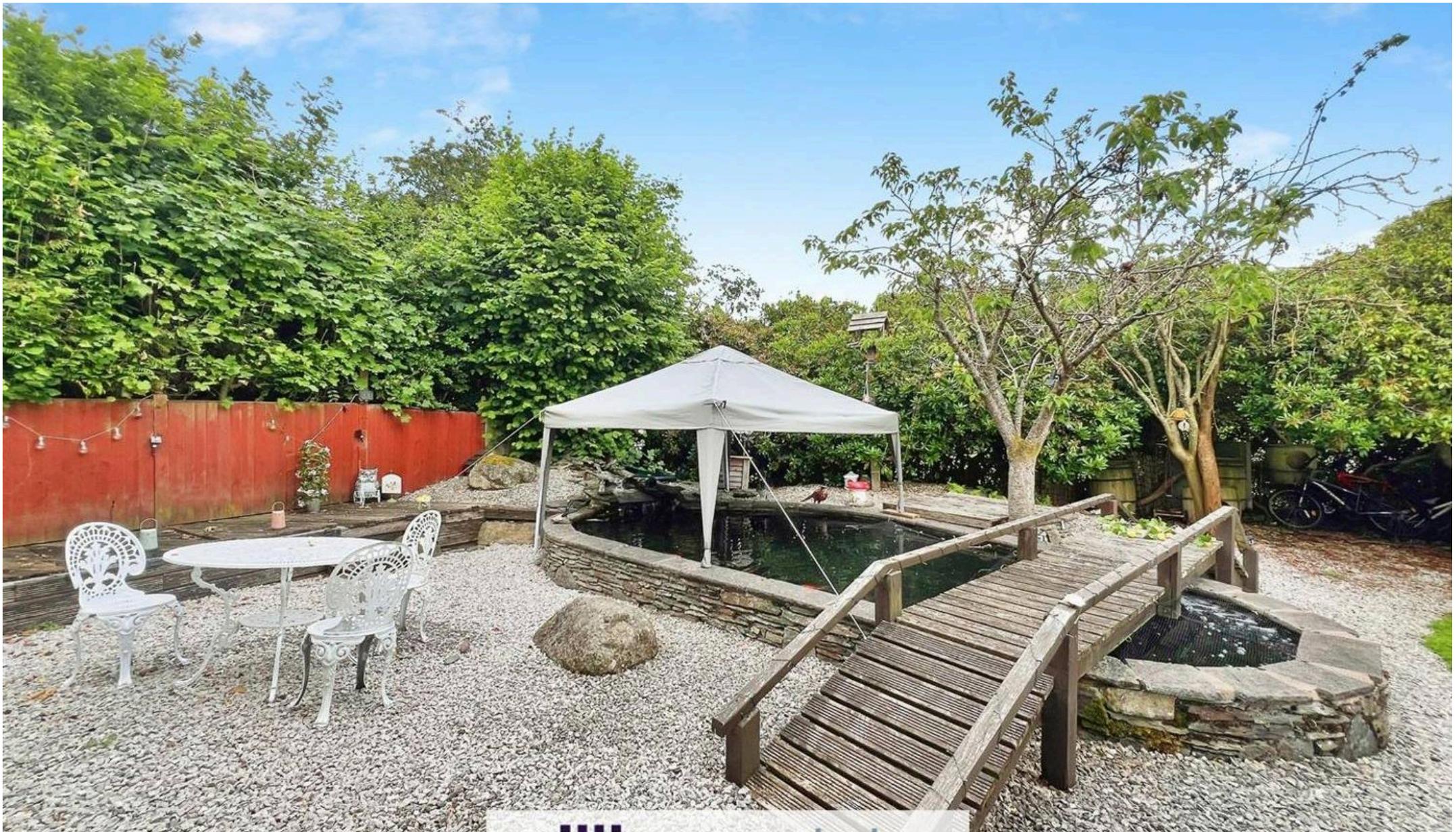
Garage/Outbuilding

Currently converted into two workshops and having lighting and power points.

Off street

6 Parking Spaces





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