



2 Bryn Elwern, Gwyddelwern, LL21 9DQ – £385,000

Tenure: Freehold | EPC: C74 | Council Tax: E

Set in an elevated position on the edge of Gwyddelwern, this spacious detached home enjoys far-reaching views across the valley towards the Berwyn Mountains. Thoughtfully improved by the current owners, it offers versatile accommodation, including three double bedrooms, with the principal bedroom on the ground floor and benefiting from an en-suite. The stylish open-plan kitchen/diner leads to a welcoming living room with log burner and bright sunroom. Energy-efficiency improvements include internal wall insulation and an air source heat pump. Further features include a utility room, cloakroom, integral garage, loft space and generous landscaped gardens with shed, greenhouse, wood store, power and water. Conveniently located for village amenities and transport links.



Total: 139 m2

Ground Floor: 97 M2, 1st Floor: 42 m2

Excluded Areas: Garage: 18 M2, Low Ceiling: 7 M2, Landing: 6 M2, Bedroom Three: 0 M2, Bedroom Two: 2 M2, Walls: 15 m2



Intended As a Guide Only: Whilst Every Effort Has Been Made To Ensure Accuracy, All Dimensions, Areas And Layouts Are Approximate And May Vary Slightly From The Finished Property. The Plan Is Not To Scale And Should Not Be Used For Any Purpose Requiring Precise Measurements. Purchasers And Tenants Should Verify All Measurements Independently Before



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