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## Cefn Isaf, Clocaenog, Clocaenog, LL15 2AT - £220,000

Tenure: Freehold | EPC: F21 | Council Tax: F

NO ONWARD CHAIN - For Sale by Modern Auction - T & C's apply. This detached two/three bedroom chalet bungalow is a fantastic opportunity for those looking to create their dream home. Set on a generous plot around 0.78 acres, the property features a spacious living and dining room with a charming cast iron stove, while the flexible layout offers scope for a third bedroom or home office. This is a true renovation project, ideal for buyers ready to put their own stamp on a property and the potential for a wonderful lifestyle in a tranquil setting.

Step outside and you'll discover extensive grounds that truly set this home apart. Surrounded by mature woodland, the garden offers a peaceful retreat with a delightful stream running through the edge of the plot. This unique setting provides a rare combination of privacy and beauty, making it a special find for anyone seeking a countryside escape.



### Floor Plan

Floor area 118.1 m<sup>2</sup> (1,271 sq.ft.)

TOTAL: 118.1 m<sup>2</sup> (1,271 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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