

Hafoty Llechwedd Y Gaer, Llanfihangel Glyn Myfyr - LL21 9UH

Offers in Region of **£345,000**

Hafoty Llechwedd Y Gaer

Llanfihangel Glyn Myfyr, Corwen

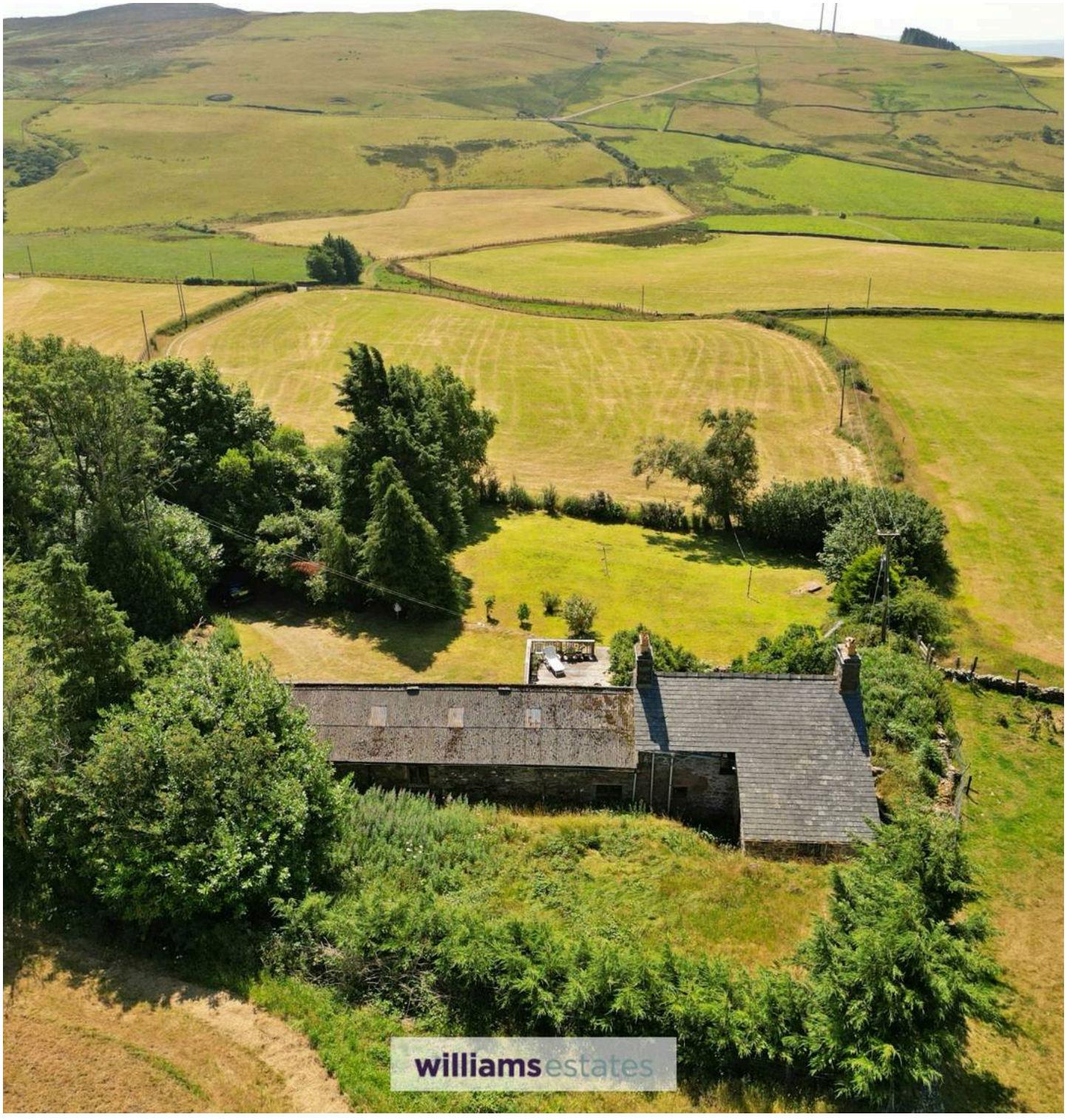
Situated in the most private rural elevated position, a traditional stone built period cottage with a slate roof, the property boast adjoining outbuildings which provide great potential with the correct planning permissions (plans can be seen for previous planning that was granted). This home sits a on a substantial plot size which is southerly facing and benefits from panoramic views of the countryside and Snowdonia Range. Internally the property comprises of entrance porch, living room with Inglenook fireplace and log burner, kitchen with separate dining room, utility room/boot room, downstairs shower room and two double bedrooms to the first floor. The adjoining barns are single story out buildings constructed in the same manner which are currently being used as storage, a log store and lean to utility room. Viewings are highly recommended to see the huge amount of potential this property has to offer.

Council Tax band: E

Tenure: Freehold

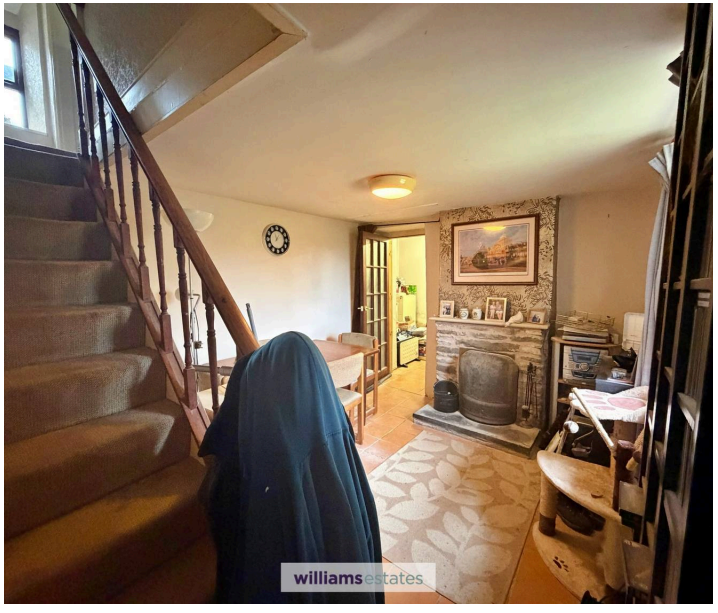
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:









Accommodation
Having a solid timber door leading into:
Entrance Porch
With Slate slabbed flooring, single glazed window to the front elevation and traditional pine door leading into:

Living Room
14' 1" x 13' 1" (4.29m x 3.98m)
Having slate flagged flooring, large stone inglenook fireplace with slate hearth and heavy oak beam, with wood burner. Timber framed double glazed window to the front elevation, heavy beamed ceiling, powerpoints and doors off.

Kitchen
12' 3" x 7' 7" (3.73m x 2.32m)
Having base units with shelving over, working surface, inset stainless steel sink and drainer with mixer tap, void for cooker, space for freestanding fridge/freezer, tiled flooring, powerpoints, single glazed window to the rear elevation, cupboard homing the electric meter and external timber and glazed door to the side elevation leading to the rear garden.

Shower Room
11' 3" x 4' 4" (3.43m x 1.31m)
Having a white suite comprising of corner shower unit housing electric shower unit, pedestal wash basin with hot and cold tap and low flush w.c. Fully tiled walls, with tiled flooring, storage heater and double glazed window to the rear elevation.

Dining Room
9' 5" x 12' 7" (2.88m x 3.84m)
With tiled flooring, staircase rising up to the first floor, traditional open fireplace with stone surround and slate hearth. Timber framed double glazed window to the front elevation with stunning countryside views and door leading into:

Utility Room/ Boot Room
14' 4" x 6' 3" (4.37m x 1.90m)
Having tiled flooring, solid timber door to the front elevation, powerpoints, timber framed double glazed window to the rear elevation and storage heater.

Landing
Stairs from the dining room leading up to the first floor with timber framed double glazed window to the rear elevation and doors off.

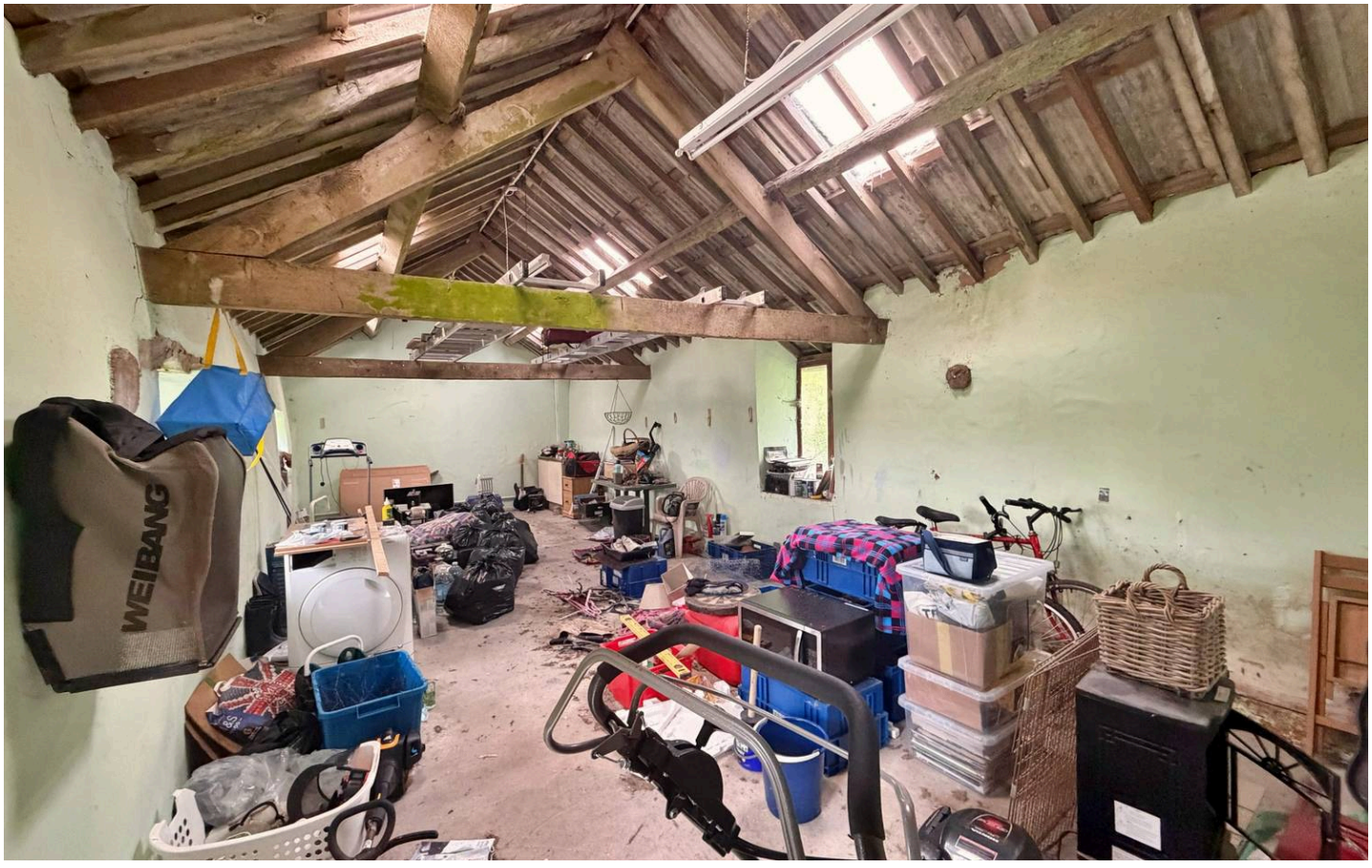
Bedroom One
14' 4" x 9' 11" (4.37m x 3.03m)
High vaulted ceiling being heavily beamed, large storage cupboard, timber framed double glazed window to the front elevation to enjoy the views, powerpoints and storage heater.

Bedroom Two
14' 4" x 8' 8" (4.38m x 2.65m)
With high vaulted ceiling and beams, built in shelving, timber framed double glazed window to the front elevation, powerpoints and storage heater.

Adjoining Barns
Outside are adjoining barns which is made up of Former Shippon, A Log Store and a lean to Utility. Which all provided a huge potential with the correct planning permissions.

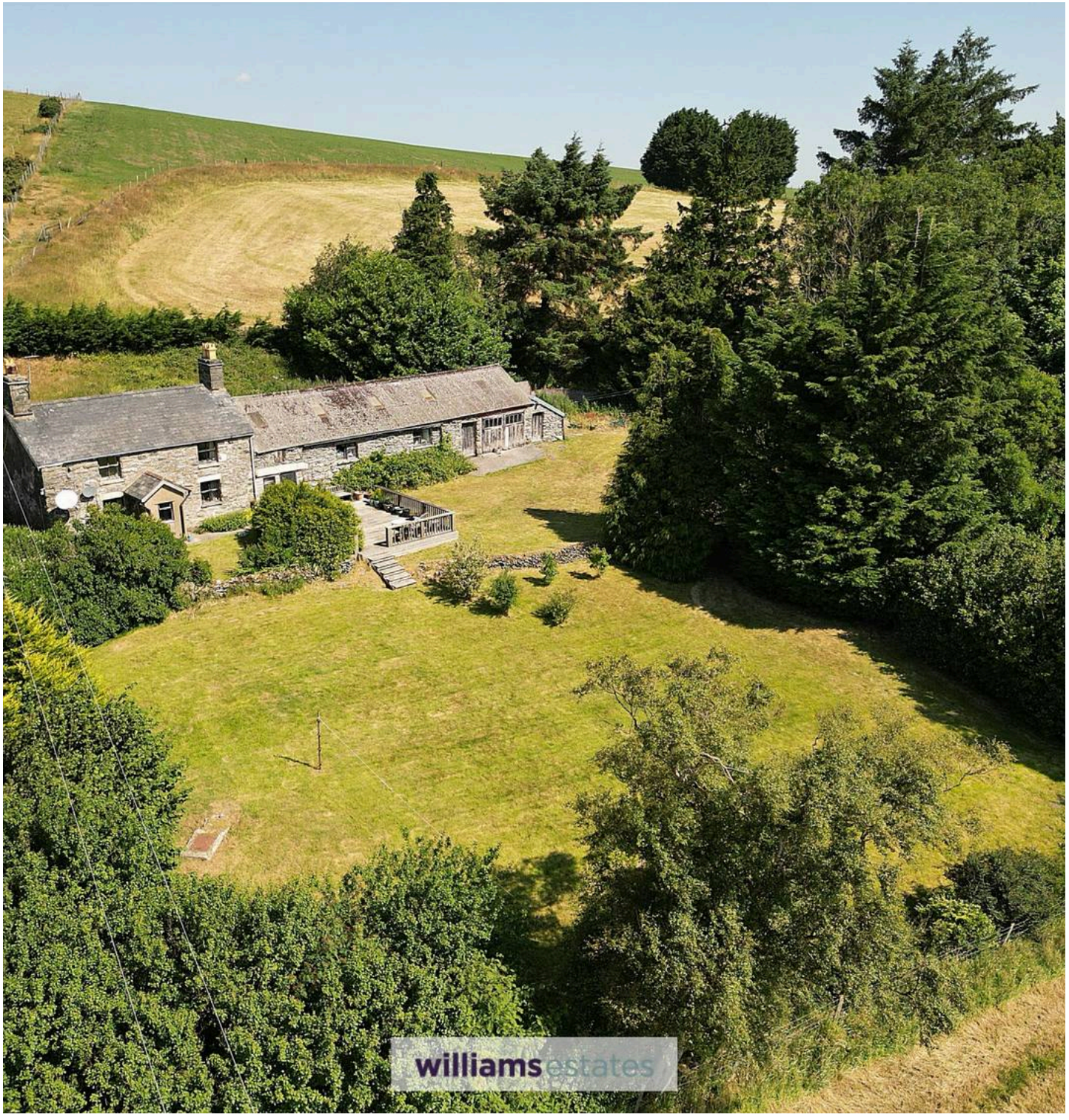
Former Shippon
32' 7" x 13' 6" (9.92m x 4.12m)
Having concrete flooring, exposed beams, timber framed double glazed windows to the front and rear elevations and roof windows.

Log Store
14' 8" x 9' 9" (4.48m x 2.97m)
With solid flooring, beamed ceiling, small double glazed window to the rear elevation and roof window.









Lean to Utility
9' 9" x 6' 4" (2.97m x 1.94m)
With tiled flooring, base units with stainless steel sink, mains electric, and plumbing for washing machine.

Gardens
Accessed via a significant hardstanding driveway, the property sits in a large plot which is mainly laid to lawn, having mature trees and hedges bounding the property, there is also a timber decking area. The property is south facing and elevated offering countryside views over the countryside and Snowdonia beyond.

Directions
From our Ruthin Office head down Clwyd Street towards Denbigh and the A525. At the junction bear left onto Mwrog Street (A494) at the roundabout continue straight over and follow the road for 11 miles. On passing The Crown Inn and over the bridge, bear the first left, continue along this road for 1.2 miles. You will then see the property a little tucked away on your right, take the right through the farmers field, after the 2nd set of gates you will have arrived at the property.



Total: 1115 sq. Ft, 104 m2

Ground Floor: 770 sq. Ft, 72 M2, 1st Floor: 345 sq. Ft, 32 m2
Excluded Areas: Storage: 165 sq. Ft, 15 M2, Room: 493 sq. Ft, 46 M2, Foyer: 22 sq. Ft, 2 M2,
Deck: 216 sq. Ft, 20 M2, Porch: 23 sq. Ft, 2 M2, Low Ceiling: 6 sq. Ft, 1 M2,
Walls: 158 sq. Ft, 15 m2

ended 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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