



Hafod Lon, Cynwyd – LL21 0NE

Offers in Region of **£480,000**

Hafod Lon

Cynwyd, Corwen

Williams Estates are pleased to offer For Sale a unique and character filled property located just outside of Cynwyd, a mere 4 miles to Historic Corwen and 10 miles to Bala. Hafod Lon is a charming converted chapel situated in a peaceful rural setting and enjoying panoramic countryside views. This three double bedroom family home retains many beautiful original features. The accommodation briefly comprises living room, kitchen, dining room, reception hallway, entrance porch/utility room, downstairs shower room, rear vestibule, three double bedrooms and bathroom. Further benefits include a adjoining enclosed paddock, detached garage, immaculately kept garden, driveway providing off road parking for three vehicles and oil fired central heating. Tenure - Freehold, EPC Rating E 41. Council Tax Band E

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





Accommodation

Rock uPVC part glazed panelled front door which opens up into:

Reception Hall

With fitted Amtico LVT flooring, recessed down lights, double radiator, doors off to all rooms, and stairs raising to the first floor with under stairs storage cupboard, doors to a utility area for washing machine and worktop area with wall cupboard over.

Shower Room

5' 4" x 10' 9" (1.62m x 3.28m)

With Amtico LVT flooring, spacious room with double glazed window overlooking the rear garden, large double shower enclosure with electric shower over, pedestal wash basin, low level w.c, chrome heated towel rail, natural stone tiled splash backs, storage cupboard with shelving.

Kitchen

8' 1" x 11' 5" (2.47m x 3.48m)

Incorporating breakfast/dining area with wonderful views of adjacent countryside and fitted with a beautifully appointed shaker style kitchen with fitted base, wall and drawer units and complimentary granite and solid wood work tops over, belfast sink with mixer tap, electric hob and oven with chrome extractor hood over, tiled splash backs and flooring which leads into:

Dining Room

8' 3" x 15' 1" (2.52m x 4.60m)

With engineered oak flooring, two double radiators, ample space for a dining table and double glazed window overlooking the distant views over open countryside.

Living Room

12' 4" x 15' 11" (3.76m x 4.86m)

With feature multi fuel log burner set on a quarry tiled hearth, engineered oak flooring, double radiator and window seat with double glazed window to the rear elevation overlooking the private garden.



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Side Vestibule

With feature tiled flooring, original timber panelling, window to the side elevation and panelled timber door to





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GARDEN

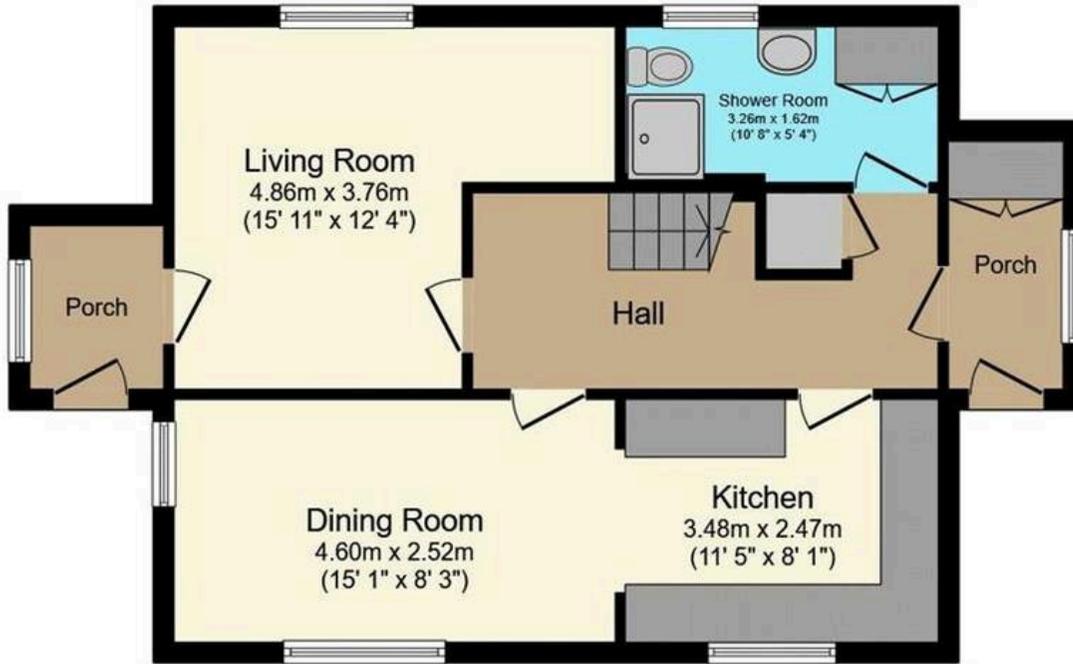
Rear garden and enclosed paddock

GARAGE

Single Garage

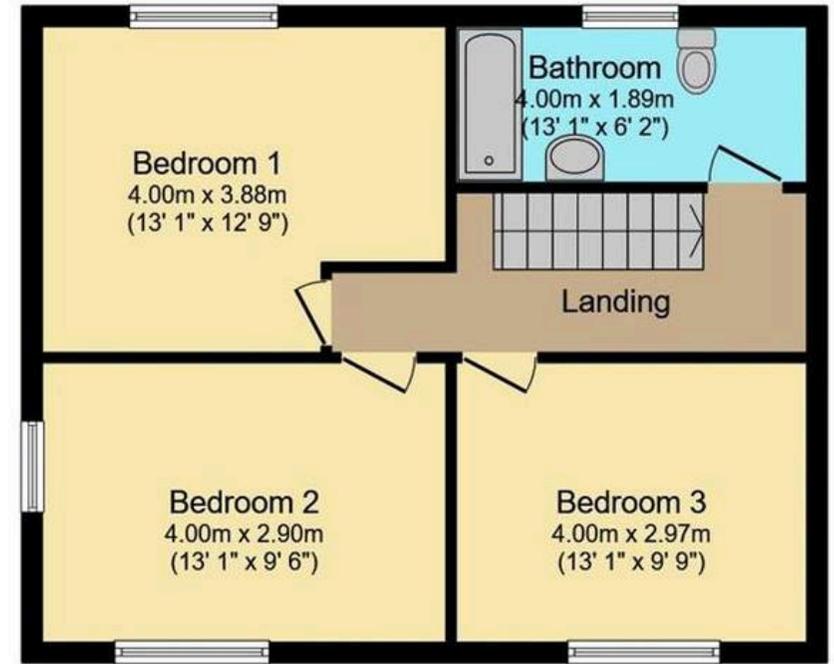
OFF STREET

3 Parking Spaces



Ground Floor

Floor area 65.1 sq.m. (701 sq.ft.) approx



First Floor

Floor area 50.8 sq.m. (547 sq.ft.) approx

Total floor area 115.9 sq.m. (1,248 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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