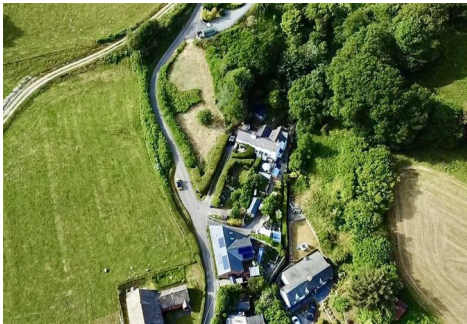




3 Brynffynnon Cottage, Rhewl, LL20 7BJ

Price £365,000

Set within a picturesque location alongside a mountain stream and enjoying far-reaching views across the Dee Valley, this beautifully presented three-bedroom cottage offers a unique blend of character, charm, and modern comfort. The accommodation is arranged over three floors and retains many attractive period features. The ground floor comprises an entrance vestibule, a welcoming lounge with a log-burning stove, exposed stonework and beamed ceiling, a well-appointed fitted kitchen/dining room, and a rear porch. The first floor landing leads to two double bedrooms and a stylish family bathroom featuring a freestanding bath and separate shower. The principal bedroom benefits from a Juliet balcony, perfectly positioned to take in the breath-taking valley views. The lower ground floor offers a further double bedroom, a useful study, and an additional shower room, providing flexible living space ideal for guests, home working, or multi-generational living. Externally, a gated driveway provides ample off-road parking, while attractive lawned gardens surround the property. A raised patio to the front makes the most of the spectacular countryside outlook, while a paved and decked terrace to the rear, set alongside the stream, creates a wonderful space for outdoor dining and entertaining. Viewing is highly recommended to fully appreciate the setting, character, and exceptional views this delightful cottage has to offer.

Location

The property is situated within the picturesque hamlet of Rhewl, just 4 miles from the vibrant riverside town of Llangollen, renowned for its internationally acclaimed Llangollen International Musical Eisteddfod and year-round programme of festivals and events. Llangollen offers an excellent selection of restaurants, cafés, bars, and independent shops, alongside a variety of unique craft and artisan outlets. For outdoor enthusiasts, the area is renowned for its adventure activities, including white-water rafting, canoeing, and other water sports on the River Dee. Families can enjoy leisurely trips aboard the town's famous horse-drawn canal boats or journeys on the heritage steam railway. The property also enjoys excellent access to the spectacular landscapes of Eryri National Park, making it an ideal base for exploring North Wales. In addition, the commercial and business centres of Wrexham, Chester, and Oswestry are all within convenient travelling distance, offering excellent connectivity for both work and leisure.

Directions

From the centre of Llangollen, proceed along Castle Street, crossing the bridge to the T-junction and turning left onto Abbey Road. Continue for approximately one mile before turning left onto the B5103, signposted for Llantysilio and Rhewl. Follow the road through Llantysilio towards Rhewl. As the road bends sharply to the left, take the right-hand turning into the lane immediately before the chapel. The entrance to 3 Brynffynon Cottage will be found shortly afterwards on the right-hand side, just beyond the bungalow. The property occupies the end position within an attractive terrace of only three cottages.

Accommodation

UPVC part glazed entrance door to:-

Vestibule

With slate floor tiles, UPVC double glazed window, coats area and part glazed Oak door to:-

Lounge

A charming and characterful reception room featuring a log-burning stove set within an attractive chimney breast on a slate hearth, complemented by a timber mantel above. Additional period features include exposed slate walling, a beamed ceiling, and a traditional barley-twist spindle balustrade, all combining to create a warm and inviting atmosphere. Further benefits include a radiator, two wall light points, and a UPVC double-glazed window with a deep sill, enjoying delightful mountain views. A part-glazed oak door leads through to:-

Kitchen & Dining Room

The kitchen is fitted with a range of base and wall units complemented by ample work surface space and an inset sink unit with mixer tap. Two windows to the rear and side elevations provide plenty of natural light. Features include an LPG hob with an electric oven and grill beneath, space for a fridge freezer, and plumbing for a washing machine. Additional benefits include ceiling spotlights and a cupboard housing the Worcester combination boiler. A part-glazed oak door leads to the rear porch, which in turn provides access via an external door to the patio area.

On The First Floor

A staircase rises from the lounge to a split-level landing, featuring an exposed ceiling beam that enhances the cottage's character and charm. Traditional cottage-style doors provide access to the first-floor accommodation.

Master Bedroom

A delightful principal bedroom enjoying an abundance of natural light from UPVC double-glazed windows to the side and rear, both offering pleasant views of the stream and surrounding countryside. UPVC double doors open onto a wrought-iron Juliet balcony, providing a wonderful vantage point from which to enjoy the tranquil setting and far-reaching rural views, radiator.

Bedroom Two

A well-proportioned double bedroom featuring an exposed ceiling beam that adds to the property's character and charm. A UPVC double-glazed window frames delightful countryside views, providing an attractive outlook, radiator.

Bathroom

Beautifully appointed and fitted with a stylish four-piece white suite comprising a freestanding roll-top bath with central mixer tap and handheld shower attachment, a corner shower enclosure with electric Mira shower, pedestal wash hand basin, and low-flush WC. The room is enhanced by part-tiled walls, attractive slate-grey floor tiles with a matching display shelf, two chrome heated towel rails, and an exposed ceiling beam that complements the cottage's character. Natural light is provided by both a UPVC double-glazed window and a Velux roof window, while recessed ceiling spotlights complete this elegant and well-designed space.

Lower Ground Floor

The stairs from the kitchen descend to the landing with 4 panel Oak doors off, two UPVC double glazed windows, PVC external door, part Oak floor and useful storage cupboard.

Bedroom Three

UPVC double glazed window overlooking patio area to side, radiator.

Study

Radiator.

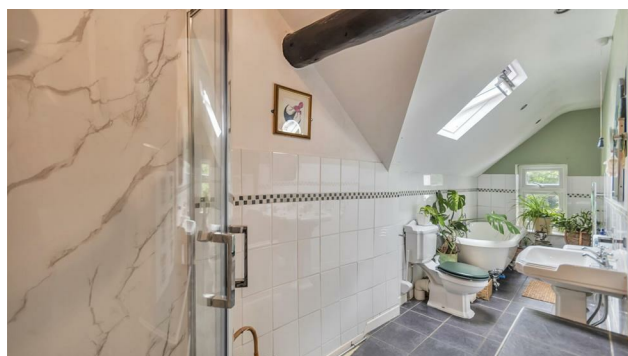
Shower Room

Appointed with a White suite of low level w.c with dual flush, pedestal wash hand basin with mixer tap, corner shower cubicle with electric shower, chrome heated towel rail, part tiled walls, tiled floor, UPVC double glazed window and extractor.

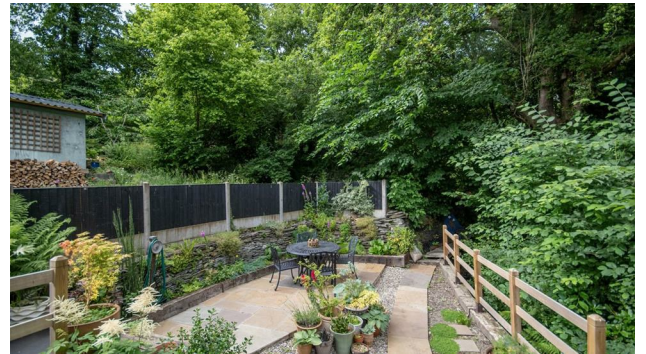
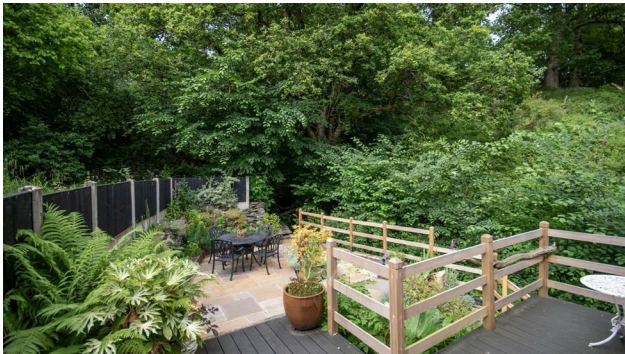
Outside

A gated private driveway sweeps around the property, providing ample parking and additional guest parking, set alongside lawned garden areas with mature trees and privacy hedging. There is a large workshop benefitting from insulation, power and lighting. Slate steps rise to an elevated paved patio, offering superb views across the Dee Valley towards the surrounding hillsides, with decorative railings, external lighting, and access to the main entrance of the house. To the side of the property, stone paving with timber and metal railings runs alongside the stream, leading to a useful store area and a further spacious paved and decked patio—ideal for outdoor entertaining. The sound of the stream combined with the surrounding countryside creates a peaceful and highly attractive setting for the property.

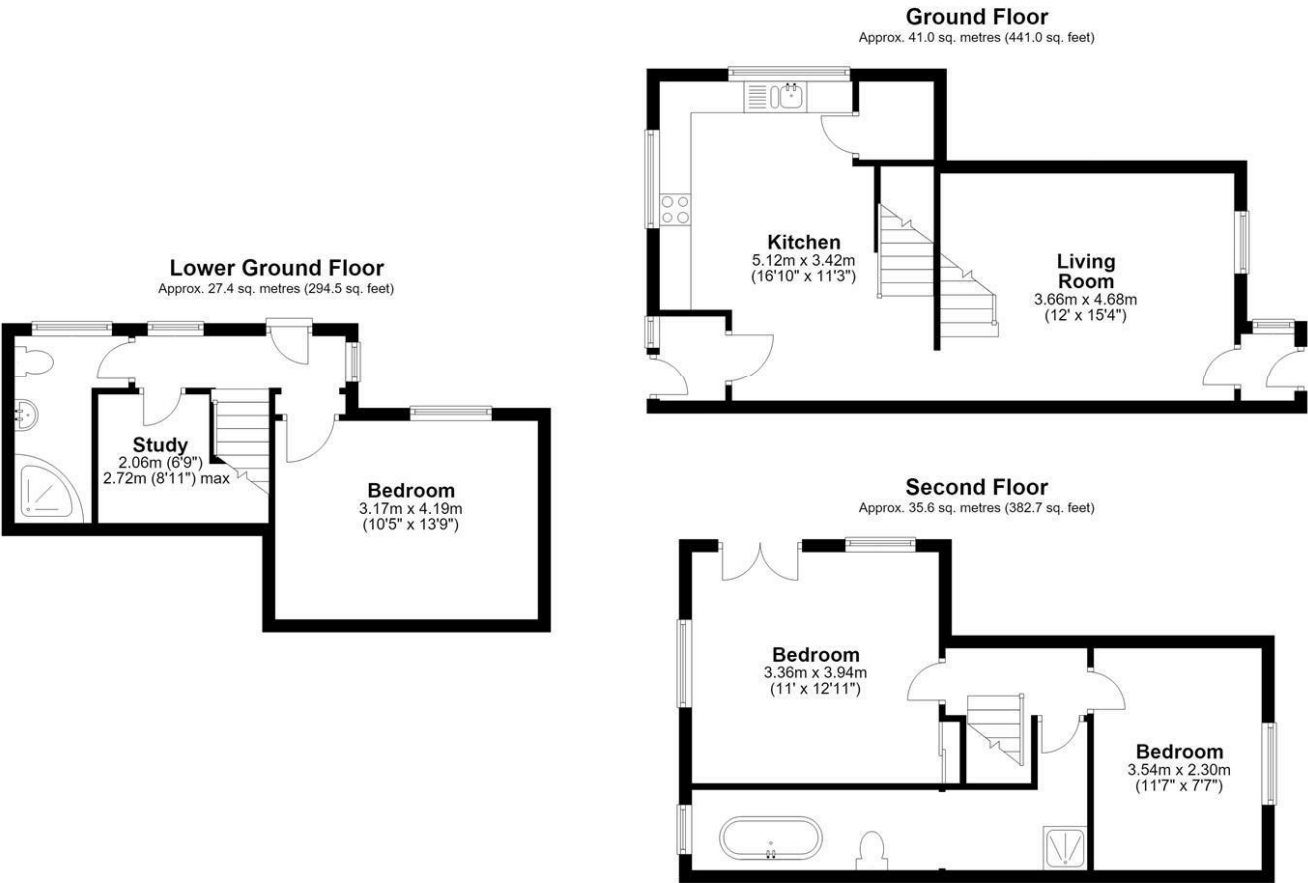
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Floor Plan



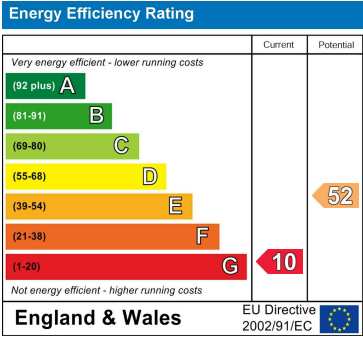
Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
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Plan produced using PlanUp.

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Area Map



Energy Efficiency Graph



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