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Cefn Isaf, Clocaenog, Clocaenog - LL15 2AT

Guide Price **£235,000**

Cefn Isaf, Clocaenog

Clocaenog, Clocaenog

NO ONWARD CHAIN A two/three bedroom chalet bungalow, surrounded by extensive woodland and grounds with a stream running along the boundary. This is a rare find and would benefit from a scope of renovation works with the potential for a beautiful family home in private surroundings in a picturesque woodland setting.

The accommodation boasts a bright living room with elevated views and a large wood burning stove, kitchen with a lean to currently used as a craft room off, two/three bedrooms and bathroom.

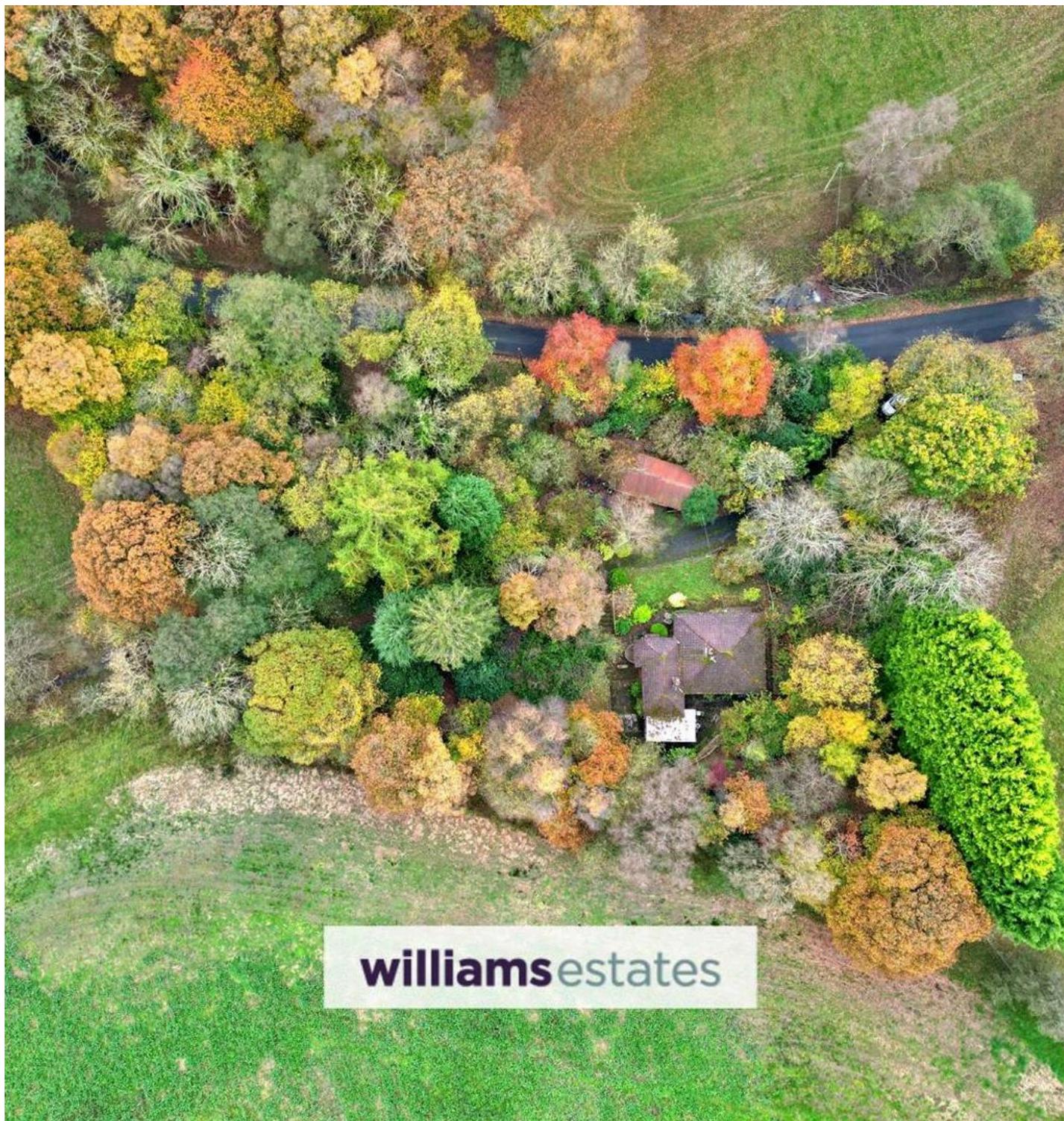
EPC Rating - F21, Council Tax Band - F, Tenure - Freehold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G





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The accommodation provides:

Part glazed door to:

Reception Hall

Quarry tiled floor, doors off to all rooms, access to the loft space.

Living Room

Dimensions: 8.69 x 3.83 (28'6" x 12'6"). A wooden fire surround housing a large cast iron stove on a raised slate hearth, large bay window and one single glazed window to the front elevation taking advantage of the views, feature stain glass window.

Kitchen

Dimensions: 4.93 x 3.34 (16'2" x 10'11"). Fitted with base units and granite working surfaces, large double Belfast sink having a mixer tap, void for fridge and freezer, central heating boiler, glazed door to Lean to craft room, secondary glazed window, single panel radiator, quarry tiled floor, wood paneling to ceiling, loft access

Lean to Craft Room

Dimensions: 5.36 x 2.82 (17'7" x 9'3"). Range of windows to the rear and side, double door open to the rear, radiator, plumbing for washing machine,



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Bedroom One

Dimensions: 3.71 x 3.77 (12'2" x 12'4"). Window to the side, radiator, built in wardrobe having louvred doors.

Bedroom Two

Dimensions: 2.86 x 2.62 (9'4" x 8'7"). Window to the rear, radiator.

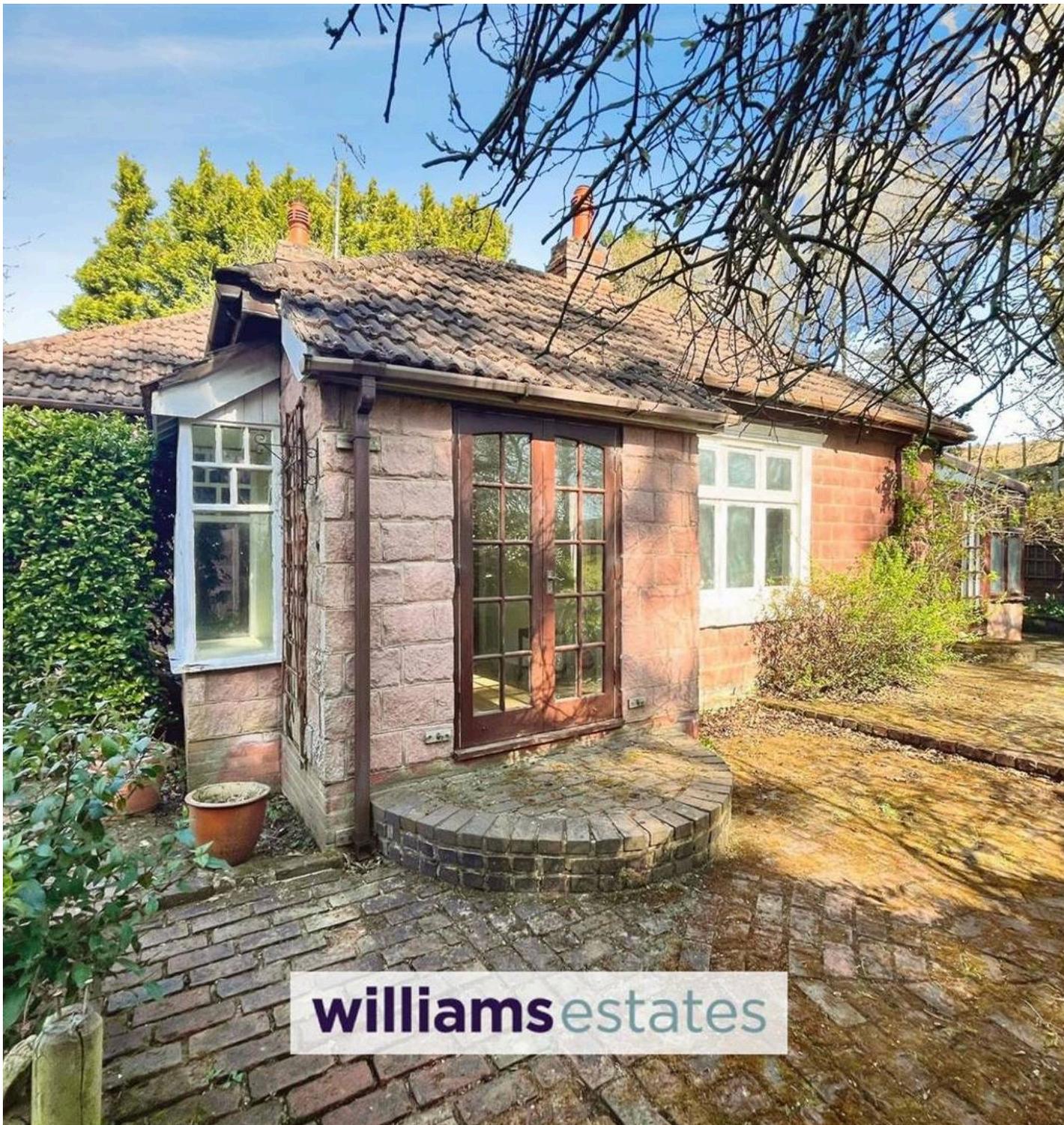
Study/Possibly Bedroom Three

Dimensions: 2.76 x 2.19 (9'0" x 7'2"). Bay window to the front elevation, glazed double doors open to the side, radiator.

Bathroom

Dimensions: 2.62 x 1.86 (8'7" x 6'1"). Three piece suite comprising a panel bath, pedestal wash hand basin, WC, part tiled walls, window having frosted glass to the rear elevation, radiator, timber panel ceiling to the bathroom.





Outside

A driveway leads to the property providing ample parking for several vehicles, in turn leading via steps to the accommodation. The property is set in pretty woodland with various pathways to explore the woodland and informal gardens which extend to approximately 0.78 hectares with a stream running along the boundary. The Oil tank is located to the rear of the property.

Directions

From Ruthin follow Mwrog Street for the B5105 in the direction of Clawddnewydd. Upon reaching the village of Clawddnewydd take the first turning on the right before the bus stop onto Crwd yr Awel and continue for approximately 1 mile and the property can be found on the right hand side by way of our For Sale board. What Three Words - [///meaning.inflates.interacts](https://www.what3words.com/meanings/inflates.interacts)

OFF STREET

5 Parking Spaces



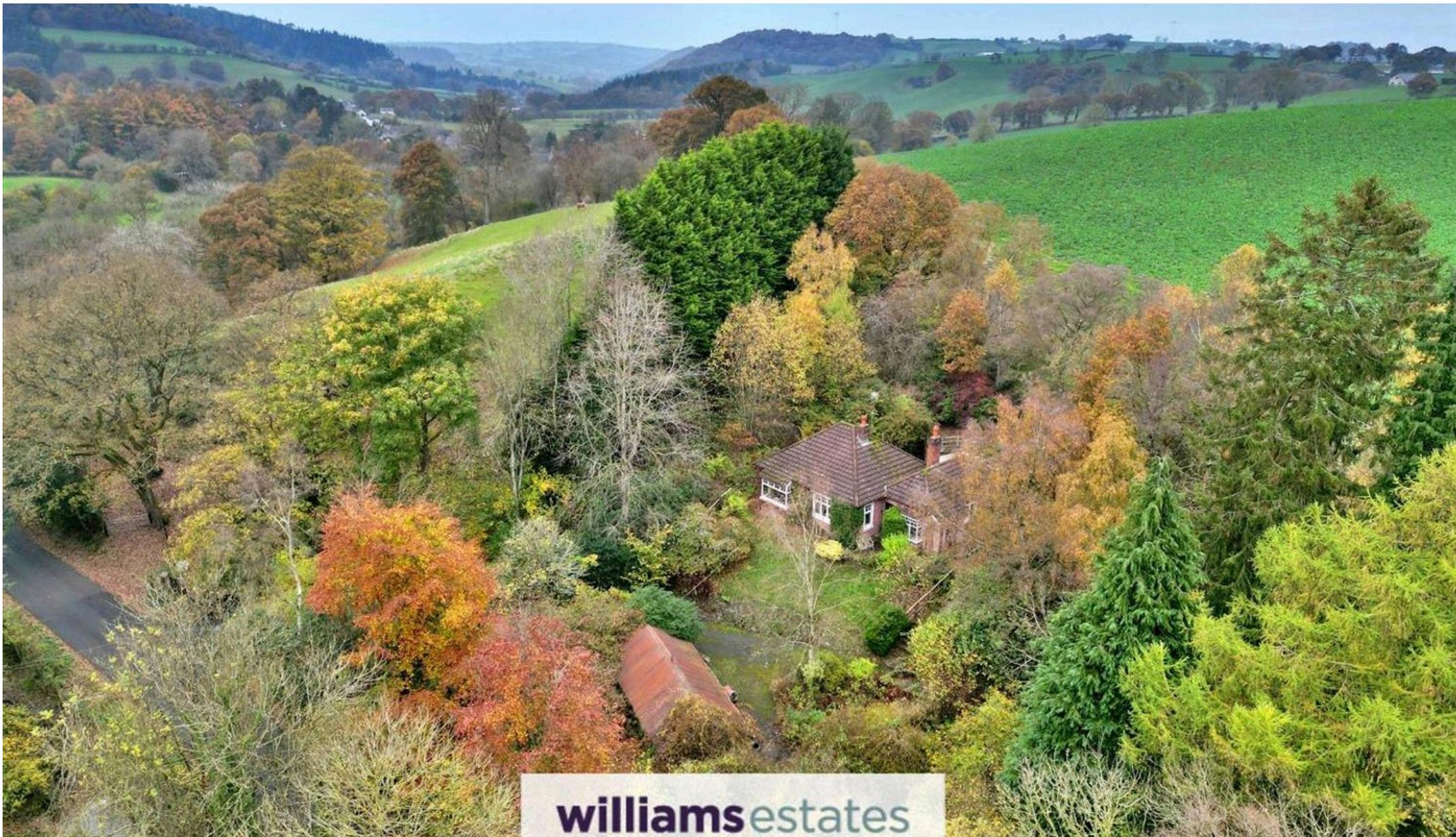
Floor Plan

Floor area 118.1 m² (1,271 sq.ft.)

TOTAL: 118.1 m² (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

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