



## Cerrigydrudion, Corwen LL21 9UB

£349,000

Monopoly Buy Sell Rent are pleased to offer for sale Cilfryn, a beautifully presented and deceptively spacious detached family home, set in a peaceful location in the rural village of Cerrigydrudion and enjoying far-reaching countryside views. Approached via a generous driveway with parking for four vehicles and an attached garage. Well-appointed throughout and ready to move into instantly with no onward chain, the accommodation includes a spacious lounge with feature fireplace, a stylish oak kitchen opening into the dining room with French doors to the garden, a practical utility and ground floor WC. Upstairs offers four double bedrooms, including a master with en-suite, together with a modern four-piece family bathroom. Outside, the private rear garden is laid mainly to lawn with a patio area, mature borders, and golden gravel detailing, providing the perfect space to relax or entertain.

The property lies within the welcoming community of Cerrigydrudion, renowned for its natural beauty, rich Welsh heritage, and close proximity to Llyn Brenig and Alwen Reservoir—popular destinations for walking, cycling, sailing, and fishing, with the Hiraethog mountain range nearby adding to the area's outstanding charm.

- Attractive Detached Family Home in Rural Village
- Private Rear Garden with Countryside Views
- Oak-Fitted Kitchen with Breakfast Bar & Dining Room
- Four Double Bedrooms including Master En-Suite
- Peaceful Rural Setting with Views; Freehold Property
- Generous Driveway with Attached Garage
- Spacious Lounge with Feature Stone Fireplace
- Useful Utility Room & Downstairs WC
- Ample Modern Four-Piece Family Bathroom
- Council Tax Band E; Offered with No Onward Chain



## Hallway

An inviting entrance with solid oak flooring, radiator, coved ceiling, and oak doors leading to all rooms. Stairs rise to the first floor.

## Downstairs WC

Finished with tiled flooring, pedestal washbasin with mosaic splashback, low flush WC, radiator, and privacy window.

## Utility Room

Practical utility with tiled flooring, having a stainless steel sink with storage units underneath and a worktop with tiled splashback, space for a washing machine and dryer, a radiator, hanging space for coats and a privacy window with a granite sill, with a uPVC door opening out to the side of the property.

## Kitchen

A well-appointed kitchen with dark grey porcelain tiled flooring, a range of stunning oak fitted units with black worktops, and tiled splashbacks. Features include an electric hob with stainless steel Hotpoint extractor, eye-level oven and grill, integrated dishwasher, under-counter fridge, and space for a tall fridge freezer. Useful breakfast bar, coved ceiling with downlights, radiator, and a wall-mounted TV point complete the space. Open access to the dining room.

## Dining Room

Enjoying countryside views, the dining room features solid oak flooring, French doors opening onto the rear garden, radiator, coved ceiling, and direct access to both kitchen and lounge.

## Lounge

A spacious lounge with LPG gas fire set in a stone surround, oak display shelf in alcove, coved ceiling, radiator, and carpeted flooring. A large double-glazed window frames beautiful rear views.

## Landing

Turned spindled staircase with a privacy window brings in natural light having carpeted flooring, an airing cupboard, radiator, a loft hatch, and oak doors that lead to all rooms.

## Master Bedroom

A generous double bedroom with rear-facing window capturing stunning views. Carpeted with radiator, space for wardrobes, and wall-mounted TV point. Door leads to the en-suite.

## Master En-Suite

Stylish suite with block flooring, enclosed shower with electric unit and tiled/mosaic detailing, pedestal washbasin with mosaic splashback, low flush WC, chrome ladder radiator, extractor fan, and privacy window with granite sill.

## Bedroom 2

Spacious double bedroom with fitted double wardrobes, carpeted flooring, radiator, and rear window enjoying countryside views.



### Bedroom 3

Another double with built-in wardrobes, carpeted flooring, radiator, wall-mounted TV point, and front-facing window.

### Bedroom 4

Large double room with front-facing window, radiator, carpeted flooring, and space for additional storage.

### Family Bathroom

A generous four-piece suite comprising a full-size bath with central mixer and shower attachment, pedestal washbasin, low flush WC, and corner shower unit with PVC glitter splashbacks and thermostatic shower. Finished with part-tiled walls and mosaic border, vinyl tiled flooring, chrome towel rail, downlights, and privacy window with granite sill.

### Garage

Attached garage with electric up-and-over door, concrete floor, shelving, strip lighting, power sockets, consumer unit, and a further oil boiler. A courtesy door opens into the hallway.

### Front Garden

A tarmac driveway provides parking for up to four vehicles and leads to the attached garage. A striking open storm porch with exposed oak timbers and porcelain tiled flooring creates a welcoming entrance. The frontage is finished with golden gravel borders, box balls, and an established beech hedge. Timber side gates allow access to the rear.

### Rear Garden

The rear garden enjoys countryside views and offers excellent privacy, being fully enclosed with panel fencing. A paved patio flows from the dining room, ideal for outdoor dining, with a level lawn, mature borders, and golden gravel edging. The garden also has a circular paved patio area, and discreet fencing for the oil boiler and bin storage.

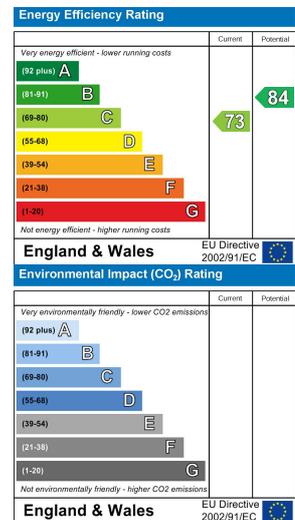
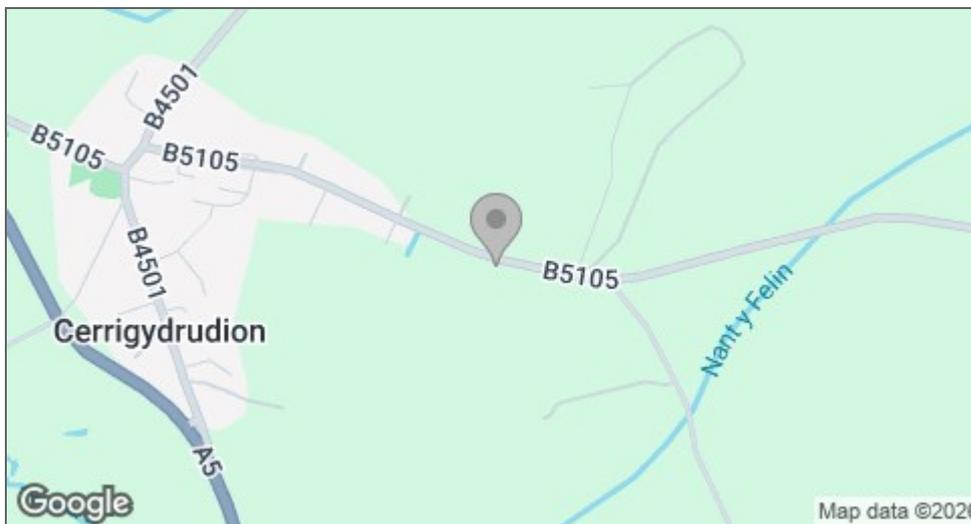












#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

