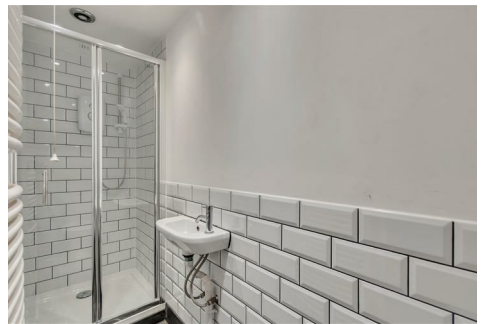




**Gwynfa, Glyndyfrdwy, LL21 9EU**

**Price £99,950**

A two bedroom terraced house located in the village of Glyndyfrdwy affording views over the Welsh countryside and River Dee. The accommodation briefly comprises kitchen and reception room with stairs leading down to the two bedrooms, master with en-suite shower and separate shower room.

Parking is provided at the end of the terrace which belongs solely to this property. NO CHAIN



### Location

The village of Glyndyfrdwy is situated five miles to the west of Llangollen, on the main A5. The village provides a most appealing residential location with picturesque views over the Dee Valley and a station on the Llangollen railway. Easy daily commuting to the major commercial and industrial centre to the east is provided by the A5, whilst to the west there is the magnificent Snowdonia National Park, and the inland water sports centre of Bala.

### Accommodation

Entrance door opens into:-

#### Kitchen 6'4" x 18'5" (1.95 x 5.63)

Fitted base and wall units with work surface areas incorporating sink unit, space for cooker, plumbing for washing machine, part tiled walls, window, electrical heater.

#### Lounge 12'10" x 18'5" (3.92 x 5.63)

Central coal stove, window offering far reaching views, electric heater and stairs down to:-

#### On the Lower Ground Floor

Hallway with doors off to all rooms

#### En-Suite Bedrom 8'0" x 15'2" (2.45 x 4.63)

Window to front with views over the valley, electric heater and door to en-suite shower room.

#### Bedroom Two/Study 4'11" x 11'6" (1.50 x 3.51)

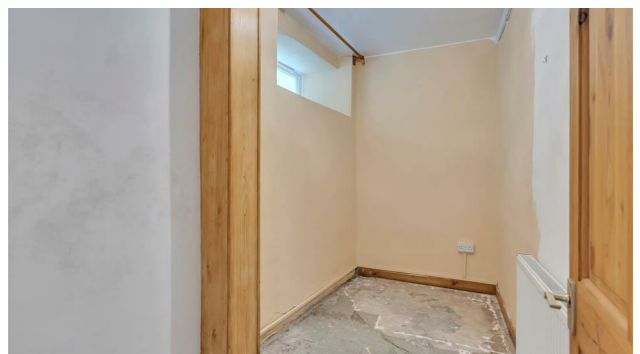
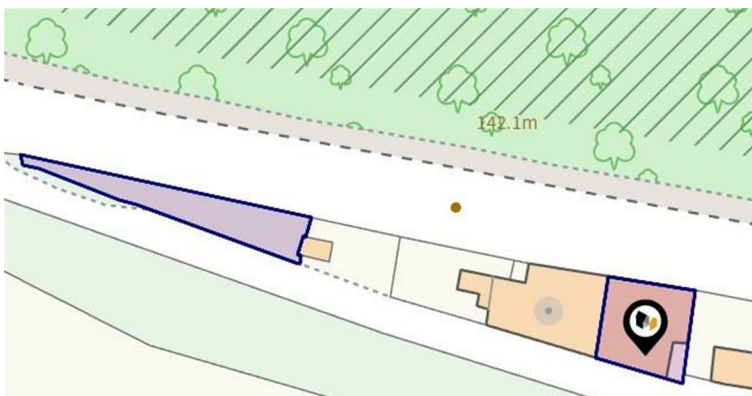
Window & heater.

#### Shower Room

Shower enclosure with electric shower, w.c, wash hand basin, part tiled walls and window.

### Outside

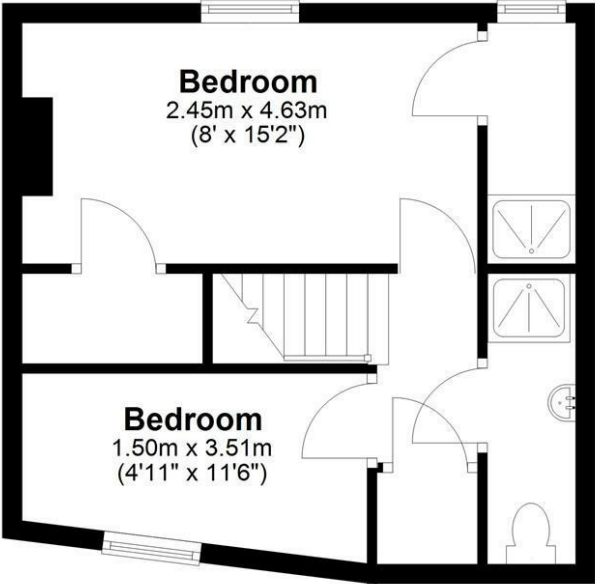
Patio area to side, private parking is located at the end of the terrace.



Floor Plan

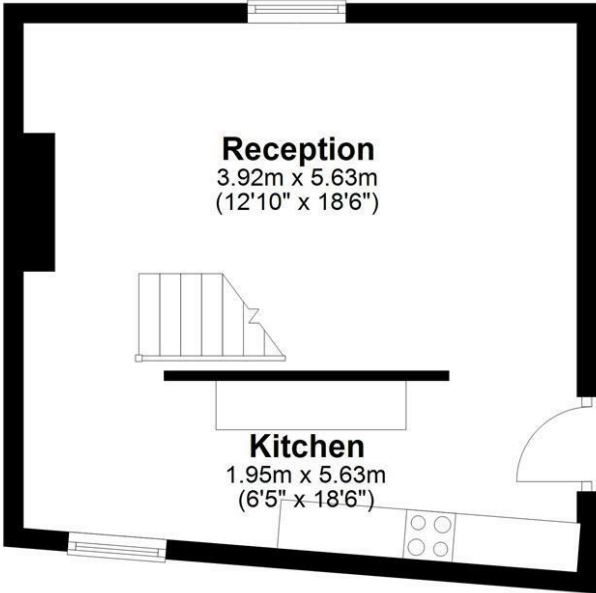
Ground Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



Second Floor

Approx. 32.3 sq. metres (348.0 sq. feet)

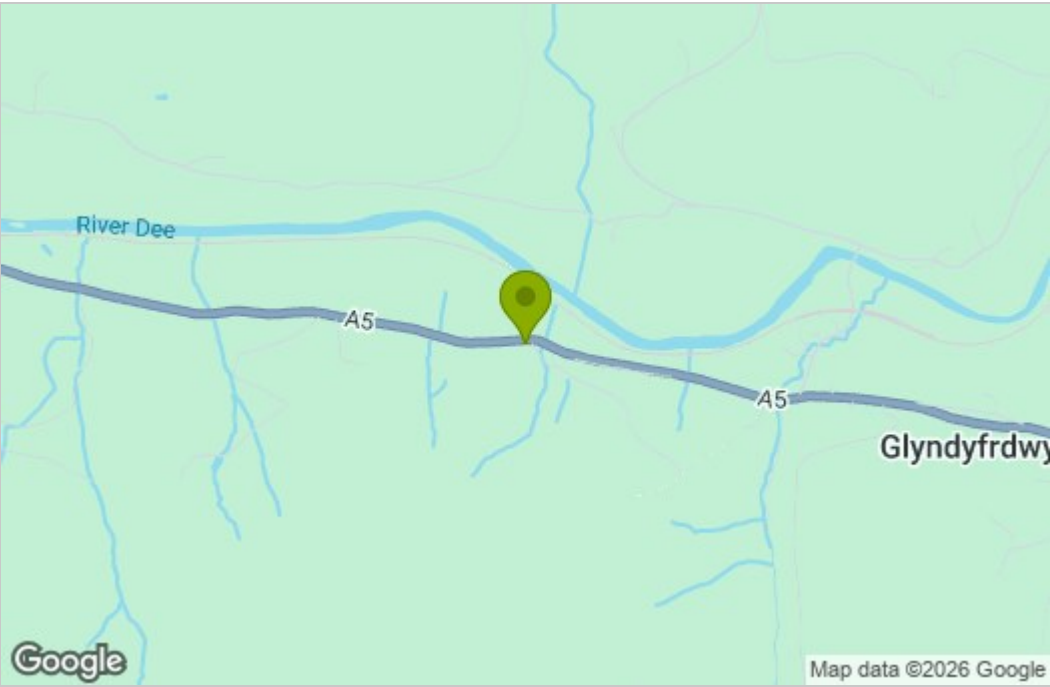


Total area: approx. 62.5 sq. metres (673.1 sq. feet)

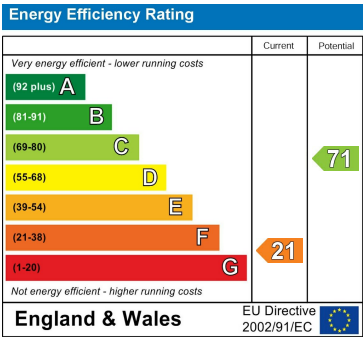
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.  
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Plan produced using PlanUp.

Gwynfa Lb

Area Map



Energy Efficiency Graph



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