



## Pentre Llyn Cymmer, Cerrigydrudion, Corwen LL21 9TU

### £230,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented three-bedroom home, situated in Pentre-Llyn-Cymmer near Llyn Brenig and Clocaenog Forest, a wonderful location surrounded by beautiful countryside and well placed for enjoying local walking, cycling, fishing and watersports. The property is also within easy reach of nearby Cerrigydrudion, which offers everyday amenities including a village shop and Post Office, while the popular Llyn Brenig Visitor Centre provides a café, gift shop and a range of outdoor activities. The accommodation itself includes a lounge with log burner, kitchen diner, utility room, ground floor shower room, first floor bathroom and three double bedrooms, together with a lovely rear garden backing onto the river, a paved patio with canopy, a useful wood store with potential for covered parking, and ample off-road parking for up to three vehicles.

- Freehold
- EPC E
- Council Tax Band C
- Three Double Bedrooms
- Two Full Bathrooms
- Spacious Garden
- Dual Aspect Lounge & Kitchen
- Air Source Heating
- Solar Panels



## Front Garden

The front garden has been designed for ease of maintenance and is laid with block paving, with a short concrete wall forming a neat boundary from the road. To the left-hand side, a wooden gate provides access to the rear garden and offers a convenient and discreet area for bin storage.

## Entry Hallway

1.03 x 2.22 (3'4" x 7'3")

The entry hallway features tiled flooring, a wooden front door with obscure glazed panels, a radiator, and houses the panel box and meter. Doors lead through to the kitchen, shower room and utility.

## Kitchen Diner

3.60 x 5.11 (11'9" x 16'9")

The kitchen diner is fitted with wood-effect vinyl flooring, wooden cabinetry and a speckled worktop. Enjoying a dual aspect to the front and rear, it also offers under-counter space for a dishwasher, together with an induction hob and electric oven.

## Lounge

3.49 x 5.11 (11'5" x 16'9")

The lounge is a bright and welcoming reception room with laminate flooring and a feature log burner set against a brick backdrop with slate tiled hearth. The room enjoys a dual aspect, with double glazed sliding doors to the rear and a double glazed window to the front, together with a radiator.

## Hallway

1.33 x 3.08 (4'4" x 10'1")

The hallway is finished with LVT flooring and includes a storage cupboard, radiator, under-stairs storage, and carpeted stairs rising to the first floor. Doors lead through to the lounge and kitchen.

## Utility Room

2.90 x 1.94 (9'6" x 6'4")

The utility room is fitted with tiled flooring, blue cabinetry, a radiator, and space for both a washer and dryer. It also benefits from air source heating and access to loft space above.

## Shower Room

1.69 x 1.92 (5'6" x 6'3")

The shower room is appointed with tiled flooring, partially tiled walls, a shower with curved enclosure, toilet, and a large wash basin with stainless steel tap. Further features include a radiator, a small window to the front, downlights, and a mirror with built-in cabinet.

## Landing

2.27 x 0.85 (7'5" x 2'9")

The landing is carpeted and provides access to all first-floor rooms and the bathroom, with a double glazed window to the front.



## Master Bedroom

4.31 x 2.76 (14'1" x 9'0")

The master bedroom is a spacious carpeted double featuring built-in wardrobes, partial wall panelling, radiator, two double glazed windows to the rear, downlights, and two drop-down light fittings.

## Bedroom 2

3.49 x 2.31 (11'5" x 7'6")

Bedroom two is a carpeted double room with double glazed windows to the rear and side, radiator, and downlights.

## Bedroom 3

3.62 x 2.74 (11'10" x 8'11")

Bedroom three is a further carpeted double room with a double glazed window to the front, radiator, and downlights.

## Bathroom

2.72 x 2.27 (8'11" x 7'5")

The bathroom is fitted with tiled flooring and walls and comprises a bath with screen, toilet, wash hand basin with cupboard beneath, and a towel radiator. There is also an obscure double glazed window to the front and downlights.

## Garden

To the rear, the garden is mainly laid to lawn with a paved path leading down towards the river. There is a paved patio area with an extendable canopy, timber frames for planting and foliage, a low built wall dividing the patio from the lawn, and a wooden garden shed. Beyond, the rear bank slopes down towards the river, creating an attractive natural backdrop.

## Wood Store

3.28 x 4.90 (10'9" x 16'0")

Located at the end of the row, the wood store provides a useful covered area with ample space for log storage, while also offering the potential to be used as sheltered parking.

## Disclaimer

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

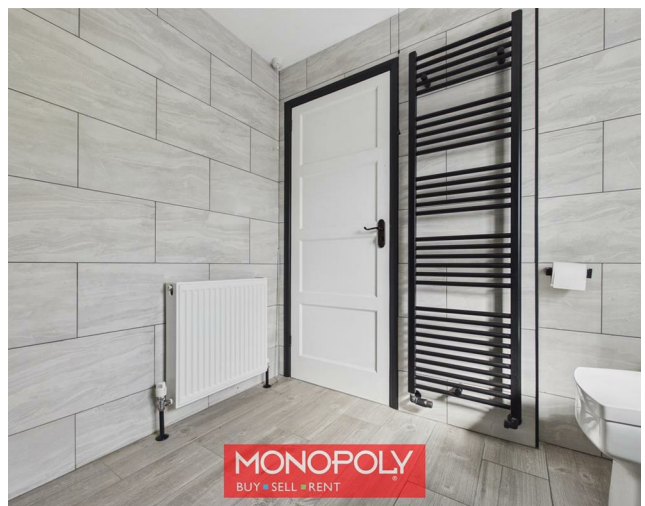


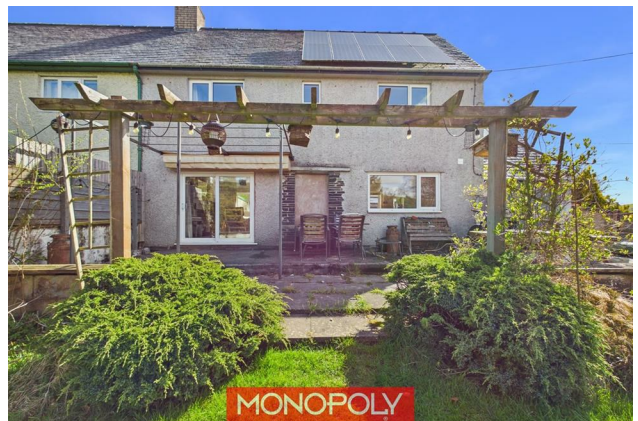
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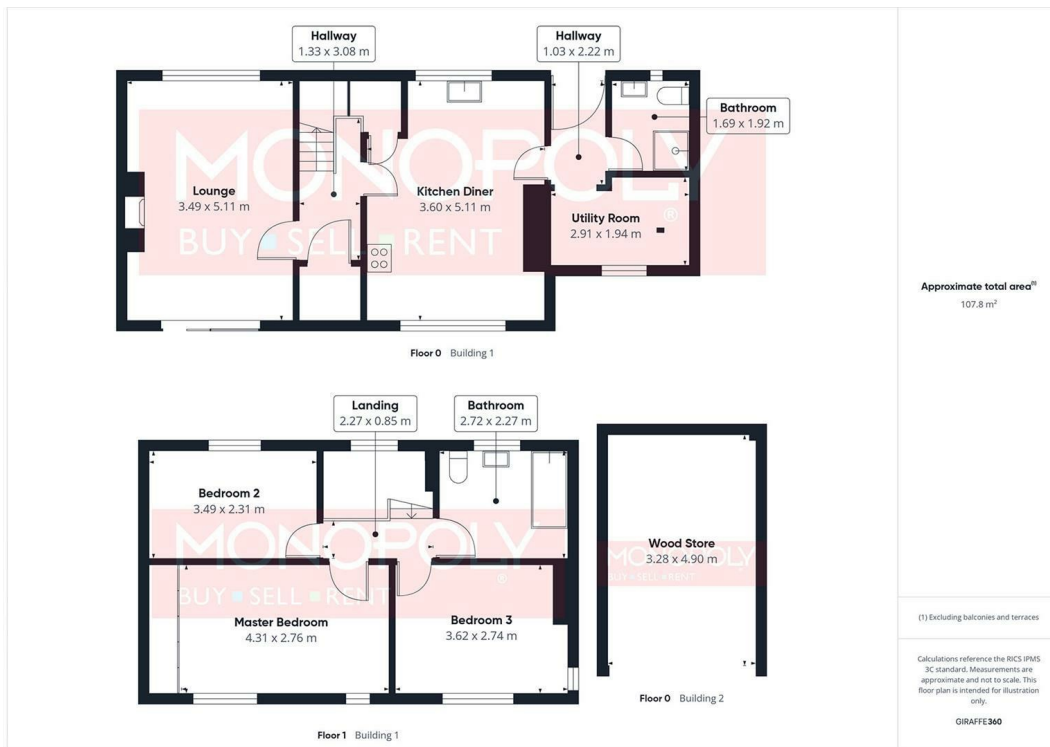
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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