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Cottage Bryn Saith Marchog, LL21 9SB

£285,000

 2  1  2  G

EPC - G6

Council Tax Band - D Tenure - Freehold

SUMMARY

Nestled in the charming village of Bryn Saith Marchog, this delightful detached cottage offers a perfect blend of character and modern living. The cottage boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is conveniently located, ensuring functionality for everyday living. The property is ready to move into, allowing you to settle in without delay and start enjoying the tranquil surroundings.

The gardens surrounding the cottage are truly idyllic, offering a picturesque setting that enhances the overall charm of the home. Whether you wish to cultivate your green thumb or simply enjoy the beauty of nature, this outdoor space is sure to delight. Situated conveniently between the historic towns of Ruthin and Corwen, this property benefits from a peaceful village location while still being within easy reach of local amenities and attractions. This is a wonderful opportunity for those seeking a serene lifestyle in a beautiful setting.

EPC rating 6G - Tenure - Freehold - Council Tax Band - D



Accommodation

Double glazed door leading into

Entrance Hall

With double radiator and tiled floor.

Living Room

With tiled floor, inglenook fireplace, multi fuel stove on a raised hearth, double radiator, exposed beams, stairs leading off and double glazed door and window to the front elevation

Kitchen

With a range of wall, drawer and base units, polished worktops, Belfast sink with antique brass mixer tap, integrated oven with four ring hob and extractor over, plumbing for a washing machine, void for a tall standing fridge freezer, void for additional fridge and freezer if required, heated chrome effect towel rail and double glazed windows to side and rear elevation.

Dining Room

With double radiator, tiled floor and two double glazed windows to the rear.

Ground Floor Bathroom

With a slipper claw foot bath with mixer tap, washbasin within vanity unit, W.C, shower enclosure with electric shower, chrome effect heated towel rail, floor to ceiling tiled walls, extractor fan and double glazed window.

Stairs to Landing

From the Living Room lead to the landing with loft access hatch.

Bedroom One

With double radiator and double glazed window to the front elevation, with views.

En Suite W.C

With low flush W.C, washbasin, extractor fan and tiled floor.

Bedroom Two

With double radiator and double glazed window to the side elevation.

Outside

A private driveway leads to three properties, one being Cottage, with tarmac parking to the front of the property and attractive gardens with the main garden being lawned and has garden store, decking, far reaching views and steps leading to tiered garden area with wild flowers. A path surrounds the property with a further lawned garden to the side elevation and small section of garden to the rear.





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Directions

Proceed from Ruthin office head north on to Well Street, at the roundabout take the first exit on to Castle Street. Continue on to Corwen road for approx 1.5 miles towards to A494. Continue on the A494 for approx 4.9 miles to Bryn Siath Marchog. to Garage on the left. Turn immediately left, m after garage, up a narrow lane to the signs for The Granary - Cottage - Pen y Banc. on the left and take the right fork to Cottage

Notes

Electric Meter for The Granary next door on the side of Cottage and The Granary are allowed access to read meter

Water pipe is shared via the drive then branches off to each property - all have own water meter



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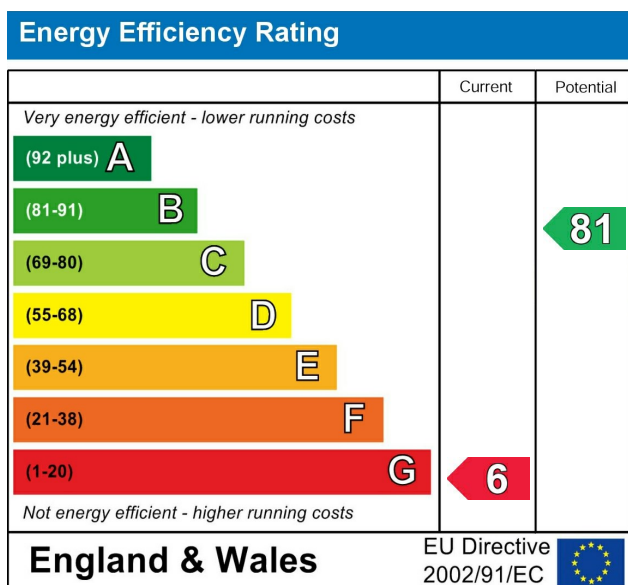


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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.