



Asking Price £350,000

 4 Bedrooms

 2 Bathrooms

Gwerddon, Glyndyfrdwy,  
Corwen LL21 9HB

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## General Remarks

Located in a small cul-de-sac on the fringes of the village, this superbly presented four bedroom detached dormer house is extremely well appointed and an early viewing could not come more highly recommended. With under-floor heating on the ground floor, the property also boasts a high quality kitchen/diner with granite work-tops and numerous integral appliances. Internally the property briefly comprises an entrance hallway, downstairs w.c., main bedroom with built-in wardrobes and an en-suite, spacious living room, conservatory, L-shaped kitchen/diner, utility room, landing, three further bedrooms, one of which is currently being used as a dressing room, and a family bathroom complete with a white four piece suite.

## Accommodation

### On The Ground Floor:

**Entrance Hallway:** PVCu double glazed door and side panel to the front elevation. Engineered oak flooring. Under-floor heating. Coved ceiling.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Downstairs WC:** White two piece suite comprising a low level w.c. and wash hand basin set into cabinet. Tiled floor.

**Bedroom 1:** 13' 0" x 10' 11" (3.97m x 3.32m) PVCu double glazed window to the front elevation. Built-in wardrobes. Engineered oak flooring. Under-floor heating. Coved ceiling.

**En-Suite Wet Room:** 10' 10" x 5' 11" (3.30m x 1.81m) PVCu double glazed window to the side elevation. White three piece suite comprising a shower cubicle, wash hand basin set into cabinet and low level w.c. Filly tiled walls. Down-lighters. Heated towel rail.

**Living Room:** 20' 11" x 11' 1" (6.38m x 3.37m) PVCu double glazed window to the front elevation. Double doors leading through to the Conservatory. Engineered oak flooring. Under-floor heating. Feature fire surround. Coved ceiling.

**Kitchen/Diner:** 15' 5" x 14' 11" (4.71m x 4.55m) maximum. PVCu double glazed window to the rear elevation. Wall and base units with granite work-tops and splash-backs. One-and-a-half-bowl ceramic sink with mixer tap. Integral hob and cooker hood. Integral double oven. Integral fridge and freezer. Integral dishwasher. Central island with breakfast bar. Under-floor heating. Tiled floor. Down-lighters. Coved ceiling.

**Utility Room:** 5' 9" x 5' 3" (1.74m x 1.59m) PVCu double glazed window to the side elevation. PVCu double glazed window to the rear elevation. Wall and base units with granite work-tops and splash-backs. Stainless steel sink and drainer unit with mixer tap. Under-floor heating.

**Conservatory:** 17' 0" x 6' 2" (5.19m x 1.88m) PVCu double glazed French doors to the rear elevation. PVCu double glazed windows to the rear and side elevations. Tiled floor. Under-floor heating.

#### On The First Floor:

**Landing:** Two double glazed sky-lights to the rear elevation. Eaves storage.

**Bedroom 2:** 15' 1" x 10' 6" (4.59m x 3.19m) to the wardrobes. PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

**Bedroom 3:** 13' 11" x 10' 9" (4.25m x 3.28m) PVCu double glazed window to the side elevation. Radiator. Eaves storage.

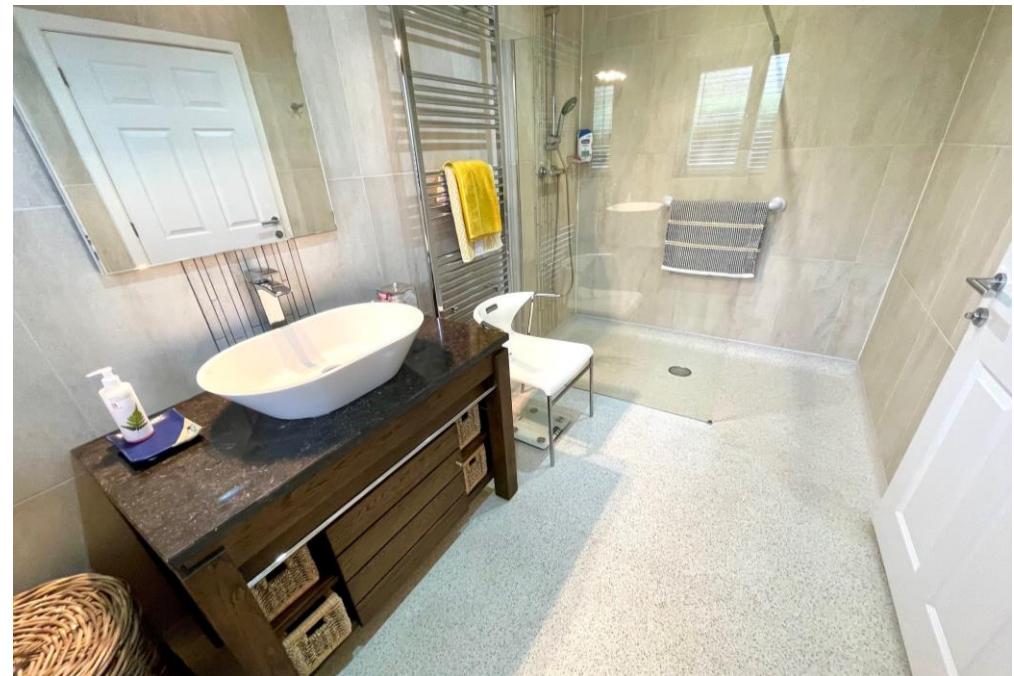
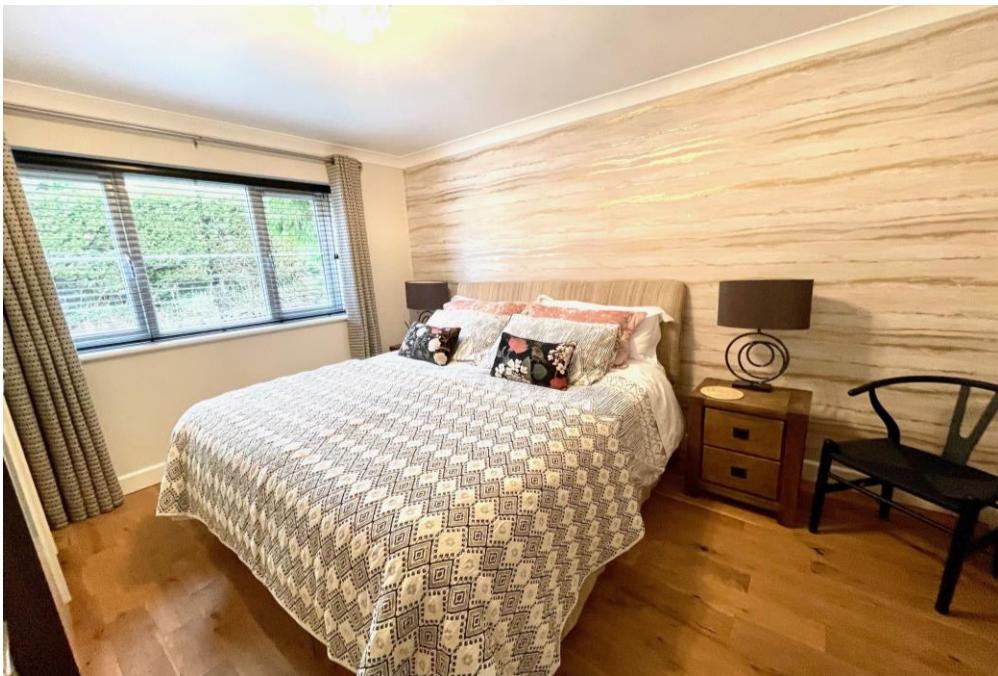
**Bedroom 4:** 8' 5" x 4' 8" (2.57m x 1.43m) to the wardrobes. This room is currently being used as a Dressing Room. Double glazed sky-light to the front elevation. Radiator. Built-in wardrobes.

**Bathroom:** 9' 10" x 8' 4" (2.99m x 2.54m) Double glazed sky-light to the front elevation. White four piece suite comprising a roll-top bath, shower cubicle, wash hand basin set into cabinet and low level w.c. Radiator. Heated towel rail. Tiled floor. Filly tiled walls. Down-lighters.

**Outside:** Externally there is a driveway to the front of the property providing Off-Road Parking leading up to the Integral Garage. The front garden consists of a section of artificial grass, whilst the rear garden is also low maintenance and combines further sections of artificial grass with a paved Patio leading to the Conservatory.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Mitsubishi" air-course heat pump located in the rear garden.









**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - Awaited.

**Council Tax Band:** The property is valued in Band "E".

**Directions:** From the Agents Llangollen Office proceed up Castle Street to the traffic lights, at which turn right onto the A5 in the direction of Corwen. Continue out of the town following the valley road for approximately 5.5 miles to the village of Glyndyfrdwy. In the centre of Glyndyfrdwy take a right-hand turning signposted Rhewl and pass down the hill. Take the left-hand turning into Maes y Glyn and the property is the third house on the right in the cul-de-sac.

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