



Pant Hoyw Bryneglwys, Corwen, Denbighshire, LL21 9ND

£425,000

 3  1  2  E

EPC - E52

Council Tax Band - F

Tenure - Freehold

, Corwen

3 Bedrooms - House - Detached

NO CHAIN - Sold with vacant possession a detached family home located in a rural position having stunning views. The property which has a triple garage, gardens and extensive parking comprises hall, three reception rooms, kitchen and utility. There is a main bedroom having an ensuite shower room, two further bedrooms and family bathroom.

To the exterior you will find extensive parking and access to a triple garage and lawned gardens to the front and rear. A particular feature of the property are the beautiful views across open countryside and beyond which must be viewed to be truly appreciated.

EPC Rating - 52 Tenure - Freehold Council Tax Band - F



Accommodation

uPVC double glazed door leading to:

Inner Hall

Door leads to:

Cloakroom

8'3" x 5'5" (2.54 x 1.67)

Double panel radiator.

Sitting Room

12'1" x 10'11" (3.69 x 3.35)

Oil burner sat on a concrete base and having a slate hearth, feature oak beam above, double panel radiator, original parquet floor, shelf to recess, uPVC double glazed window to the front elevation having far reaching views.

Living Room

14'10" x 12'4" (4.53 x 3.78)

A multi fuel log burner sat on a slate hearth, exposed beams, double panel radiator, double glazed window to the side elevation.

Dining Room

14'8" x 8'2" (4.48 x 2.49)

uPVC double glazed sliding door which leads to the side elevation, double panel radiator.

Kitchen

20'5" x 11'0" (6.23 x 3.36)

Well fitted having a range of matching wall and base units, complimentary working surfaces, stainless steel sink unit having a mixer tap, Rangemaster stainless steel cooker, space for tall standing fridge and freezer, dishwasher, two uPVC double glazed windows to the side elevation, tiled splash backs, uPVC double glazed french doors lead to a balcony.

Boiler Room

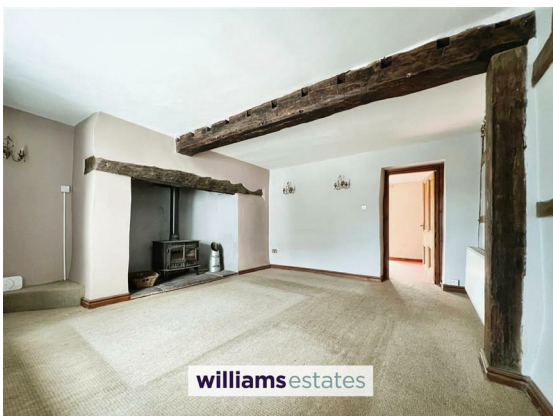
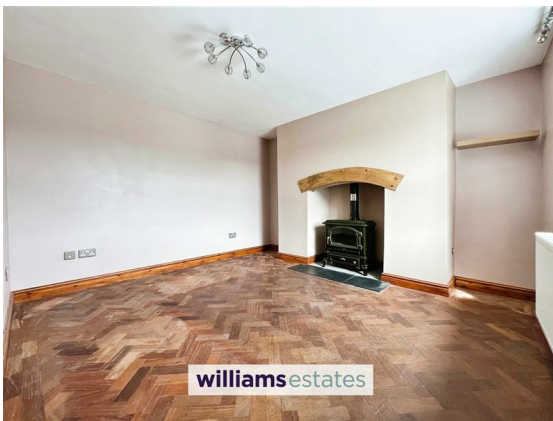
14'11" x 10'5" (4.55 x 3.20)

uPVC double glazed window to the side elevation, oil boiler serving the central heating and hot water, steps leading down to the Triple Garage.

Utility Room

8'5" x 7'0" (2.59 x 2.15)

Matching base and wall cupboards, complimentary working surface, stainless steel sink unit having a mixer tap, radiator.



W.C.

9'2" x 4'6" (2.812 x 1.388)

Low level WC, base unit with built in wash hand basin, tiled splash back, double glazed window to the rear elevation.

Stairs from Hall to:

Landing

Turned staircase, double glazed bay window. Access to the roof space.

Bedroom One

16'1" x 10'7" (4.924 x 3.235)

Exposed beams, uPVC double glazed window to the side elevation having views, radiator.

En Suite

12'1" x 4'8" (3.708 x 1.427)

Enclosed fully tiled shower cubicle, low level WC, pedestal wash hand basin, chrome wall mounted towel rail, fully tiled walls, airing cupboard housing the hot water tank, storage shelving.

Bedroom Two

12'11" x 7'6" (3.954 x 2.304)

uPVC double glazed window having spectacular views. single panel radiator.

Bedroom Three

9'7" x 7'11" (2.935 x 2.425)

uPVC double glazed window, double panel radiator, small hatch giving access to the roof space.

Family Bathroom

9'5" x 4'11" (2.89 x 1.523)

Panel bath, pedestal wash hand basin, low level WC, chrome heated towel rail, double glazed bay window to the rear elevation, laminate flooring.

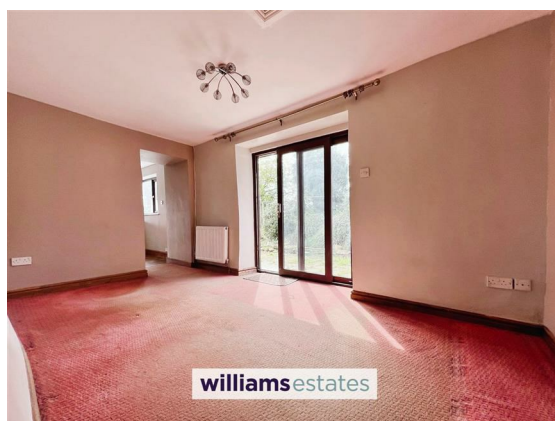
Outside

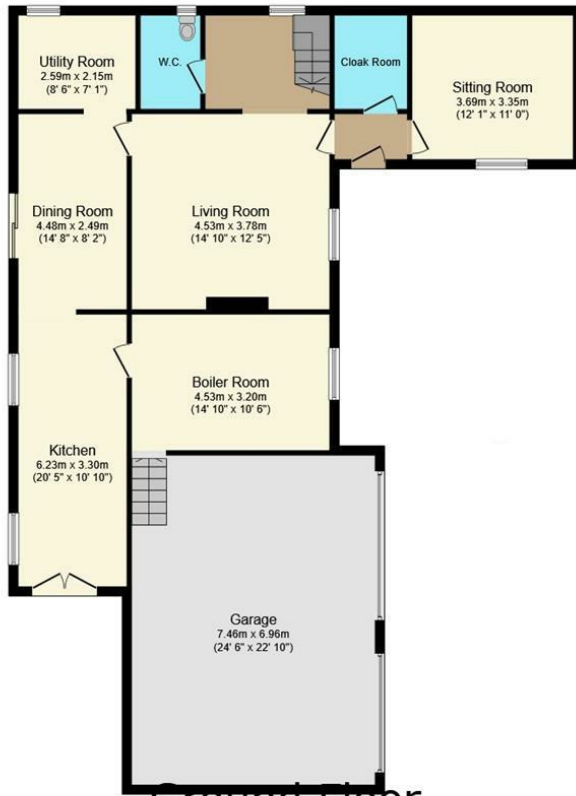
The property will have a Right Of Way via a 5 bar timber gate to an extensive drive which has parking for multiple vehicles.

Steps lead to the property. The front and rear gardens are principally laid to lawn, variety of trees. there is a paved patio area, hedging and timber fencing to the boundaries, far reaching views which must be seen to be appreciated. Solar panels, oil tank and septic tank drainage

Directions

From the agents Ruthin office continue to the end of Well Street turning onto Llanfair Road continue along Wrexham Road for approximately 6 miles on reaching the Nant y Garth Pass turn right signposted Bryneglwys. Continue all the way until you reach the T junction turning right onto the A5104 for Corwen. Continue for 1.3 miles turning right, proceed along this lane for some distance whereupon you will find the property on the left hand side.





Ground Floor

Floor area 139.7 m² (1,504 sq.ft.)



First Floor

Floor area 65.1 m² (700 sq.ft.)

TOTAL: 204.7 m² (2,204 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.