

FREEHOLD



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Bungalow - Detached

2 BRYN ELWERN, GWYDDELWERN, DENBIGHSHIRE, LL21 9DQ

Asking Price

£325,000

FEATURES

- Spacious Detached Dormer Bungalow
- Elevated Position With Rural Outlook
- Three Double Bedrooms One With En-Suite
- Well Appointed Kitchen
- Conservatory and Dining Room
- Established gardens and ample Parking



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3 Bedroom Bungalow - Detached located in Gwyddelwern

Call us on

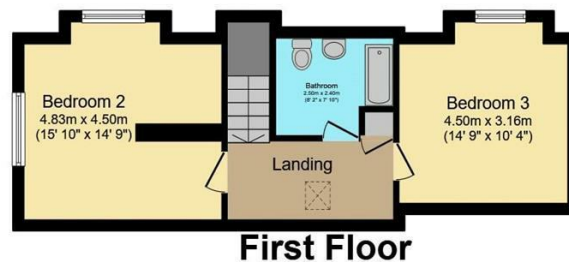
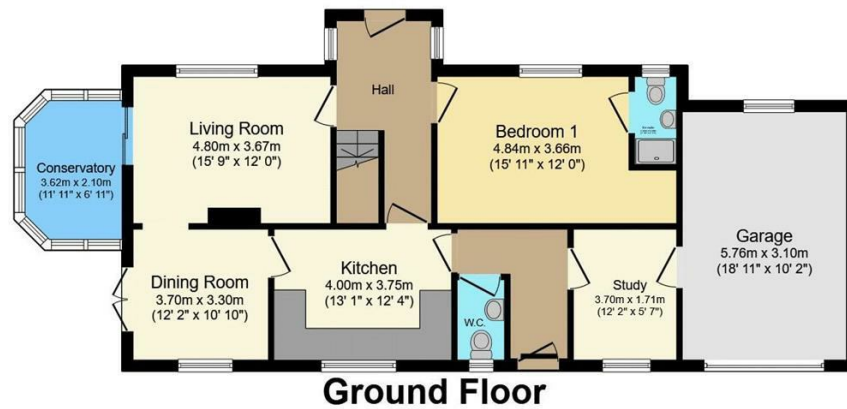
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A beautifully presented detached, spacious dormer bungalow occupying an elevated position offering outstanding views across the valley towards the Berwyn mountains from most aspects and sat on the edge of the village of Gwyddelwern, forming part of a small cul-de-sac, some 2.8 miles from Corwen. The spacious accommodation briefly consists a through lounge, dining room, conservatory, spacious kitchen, utility room and study. There is also a ground floor large primary bedroom with en-suite. To the first floor are two further, large double bedrooms and a bathroom. Externally are extensive landscaped gardens with mature trees and shrubs and access to the attached garage. EPC - D66, Council Tax Band - E, Tenure - Freehold.

Council Tax Band

E



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

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.

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Total floor area 111.8 m² (1,204 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox