



**14 Maes Glyndwr, Cynwyd, Corwen,
Denbighshire, LL21 0AJ**

£300,000



EPC - null Council Tax Band - E Tenure - Freehold

Maes Glyndwr, Corwen

4 Bedrooms - House - Detached

A four-bedroom detached family residence located in the semi-rural setting of Cynwyd. This property features ample off-road parking for multiple vehicles and easily maintained gardens both at the front and rear. The interior includes a welcoming reception hall, a convenient cloakroom, a spacious living room, a well-appointed kitchen/diner, a conservatory, four generously sized double bedrooms, a family bathroom, and an attached single garage. EPC Rating - B81, Council Tax Band - E, Tenure - Freehold.



Accommodation

Composite front door featuring double-glazed panels and a double-glazed adjacent panel.

Reception Hall

A double radiator, double-glazed window on the side, and an under stair storage cupboard.

Cloakroom

A low-level W.C., wall hung washbasin, radiator and an extractor fan.

Living Room

16'1" x 11'6" (4.90 x 3.51)

A uPVC window to the front elevation, feature gas fireplace, kitchen/dining area is seamlessly connected through oak double doors featuring bevelled glass and a double radiator.

Kitchen

19'0" x 11'8" (5.79 x 3.56)

Sleek dark grey high gloss kitchen equipped with drawers, base units, and wall units above. An integrated double oven, a 4-ring hob with an extractor above, integrated microwave and dishwasher, space for a tall standing fridge freezer, a convenient breakfast bar, and tiled flooring. A uPVC double glazed window overlooking the rear, uPVC door leading to the conservatory and a double radiator.

Conservatory

12'2" x 11'6" (3.71 x 3.51 (3.70 x 3.50))

uPVC construction, the flooring is tiled to match the kitchen and double glazed double doors providing access to the rear garden.

Bedroom One

13'9" x 11'7" (4.19 x 3.53)

A front-facing uPVC window with double glazing and an accompanying double radiator.



En suite

7'8" x 3'10" (2.34 x 1.17)

Enclosed shower, wall-mounted wash basin, W.C., floor-to-ceiling tiling, heated towel rail, and a double-glazed window to the front elevation.

Bedroom Two

11'9" x 11'7" (3.58 x 3.53)

A rear-facing uPVC double-glazed window and a radiator.

Bedroom Three

11'2" x 8'11" (3.40 x 2.72)

uPVC double glazed window to the rear elevation and a radiator.

Bedroom Four

9'0" x 8'2" (2.74 x 2.49)

uPVC double glazed window to the front elevation and a radiator.

Family Bathroom

7'3" x 7'3" (2.21 x 2.21)

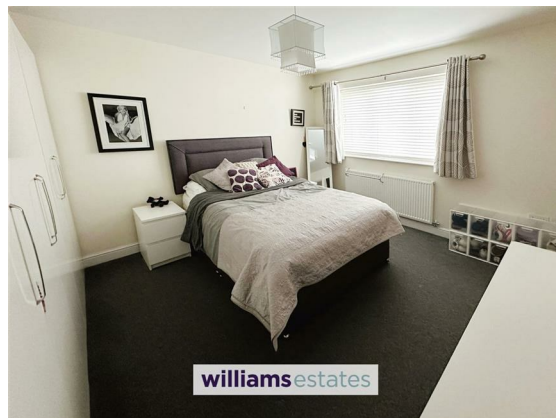
Panelled bath, a pedestal wash basin, W.C., floor-to-ceiling tiling around the bath area, extractor fan, and a rear-facing uPVC double-glazed window.

Outside

Expansive paved driveway offering ample off-road parking for multiple vehicles, leading to a detached garage featuring a roller shutter door. The rear garden is paved and enclosed by a combination of a wall, vertical fences and concrete posts.

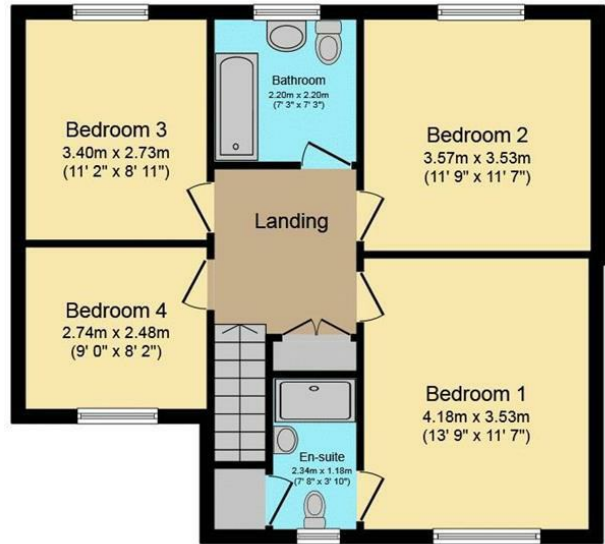
Directions

From the Williams Estates Branch, travel to the top of record street and take a left at the junction, continue on the Corwen Road (A494) for around 9 miles, when you reach the junction which is sign posted "Bala, Betws -y-Coed, Llangollen, take the right turning, continue until you reach the traffic lights and take your left turning. Continue on this road and you will find a right turning sign posted "Cynwyd, Llandrillo B4401. Continue up until you reach the village, you will find the cul-de-sac sign posted Maes Glyndwr on your left just before the give way sign.





Ground Floor



First Floor

Total floor area 142.9 m² (1,538 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

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	

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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.