

**5 Uwch Y Llan, Cerrigydrudion, Corwen,  
LL21 9UD**

**£255,000**



**EPC - null**

**Council Tax Band - D**

**Tenure - Freehold**

# Uwch Y Llan, Cerrigydrudion

## 3 Bedrooms - House

A three bedroom link detached house located in a rural area having extensive parking and lawned gardens and backing onto farmland having extensive views across open countryside.

The accommodation comprises hall, living and dining rooms, kitchen, utility and cloakroom. To the first floor there are three bedrooms and a bathroom.

The property also has two single garages.

EPC - F. Tenure - Freehold. - Council Tax Band - D



The accommodation comprises

### Entrance Hall

15'3" x 5'6" (4.66 x 1.70)

uPVC front door leading to entrance hall, doors off to living room and kitchen, staircase to the first floor.

### Living Room

15'3" x 12'7" (4.67 x 3.86)

Exposed flooring, Feature brick fire surround housing a gas fire on a slate hearth, uPVC double glazed window to the front elevation, two double panelled radiators, ample wall sockets, opening into dining room.

### Dining Room

10'9" x 9'3" (3.28 x 2.84)

Floor tiles, double panel radiator, uPVC double glazed window overlooking the rear elevation providing fantastic countryside views.

### Kitchen

10'9" x 8'11" (3.29 x 2.73)

Well fitted having a range of matching wall and base units, complimentary working surfaces, void for electric cooker, extractor above, void for small fridge, stainless steel sink and drainer with mixer tap, uPVC double glazed window to the rear elevation overlooking fantastic country views, tiled splash back, cupboard which could be used as a pantry, door leading back through to the hallway and door leading to utility

### Utility

12'0" x 8'3" (3.66 x 2.53)

Tiled flooring, laminate countertop and matching wall and base units, stainless steel drainer sink with mixer tap, uPVC double glazed door leading to the rear garden and a uPVC double glazed window to the rear. Door leading into garage and W.C.

### Cloakroom

5'6" x 3'2" (1.69 x 0.97)

Low level W.C, wall mounted wash basin with tiled splash back.



## Landing

uPVC double glazed obscure window to the side elevation, doors off to all rooms, airing cupboard which houses the gas boiler.

## Bedroom One

12'9" x 10'9" (3.89 x 3.28)

Exposed flooring, built in double wardrobe, single panel radiator, bright and spacious with an expansive double glazed window to the rear elevation overlooking stunning views of the open fields and hills.

## Bedroom Two

12'5" x 9'9" (3.81 x 2.99)

A bright and spacious room, built in double wardrobe, single panel radiator, double glazed window to the front elevation overlooking superb views of the countryside.

## Bedroom Three

8'6" x 8'5" (2.61 x 2.58)

Single panel radiator, uPVC double glazed window.

## Bathroom

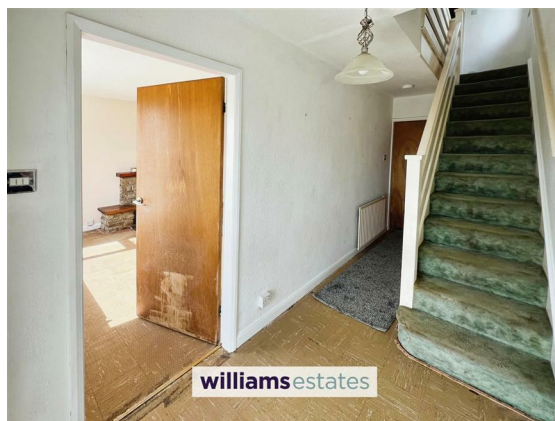
3 piece suite comprising panel bath having shower above, wall hung wash hand basin, low level WC, part tiled walls, uPVC double glazed window having obscure glass, exposed wooden floorboards, chrome heated towel rail.

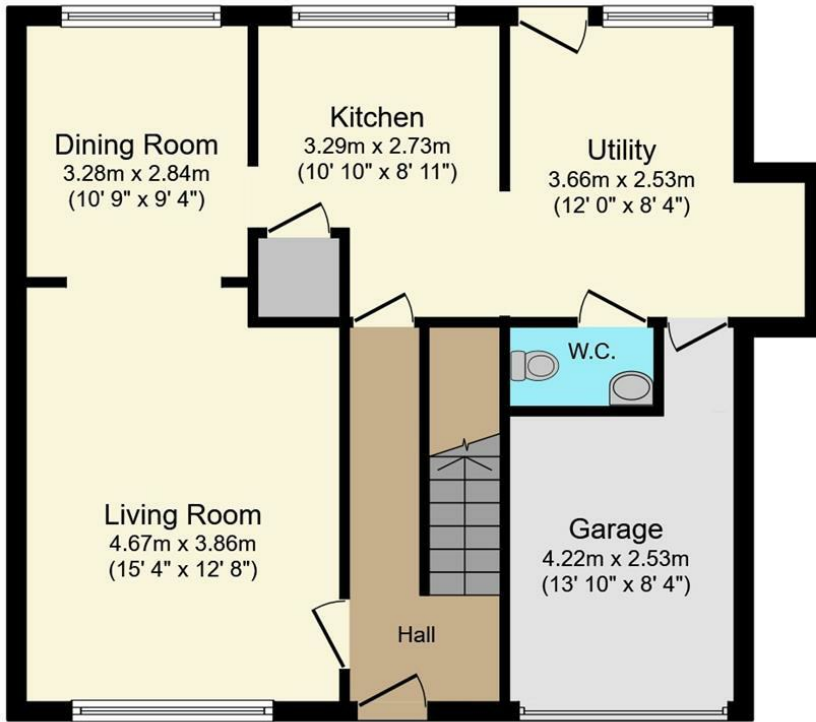
## Outside

The property stands on a large plot having the benefit of extensive parking and two garages, There is mature hedging to the front boundary giving privacy.

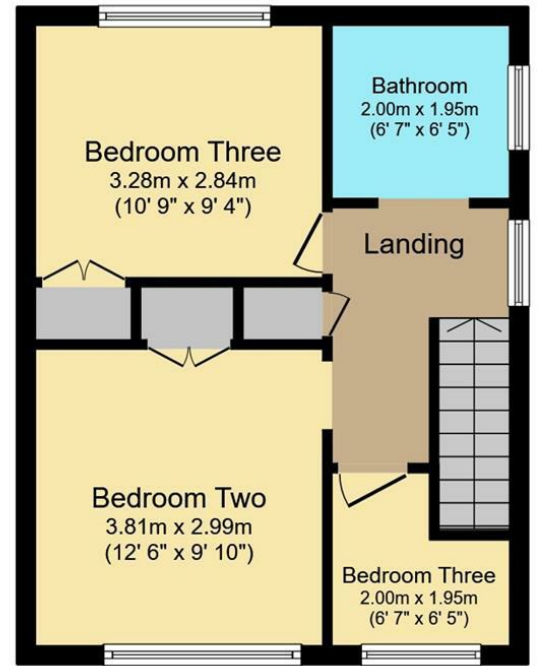
Garage 1 - 5.01 x 2.60

Garage 2 - 7.41 x 2.79





**Ground Floor**  
 Floor area 61.8 m<sup>2</sup> (665 sq.ft.)



**First Floor**  
 Floor area 37.2 m<sup>2</sup> (401 sq.ft.)

**TOTAL: 99.0 m<sup>2</sup> (1,066 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
 01824 704050

[Ruthin@williamsestates.com](mailto:Ruthin@williamsestates.com)

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.