

Town & Country

Estate & Letting Agents



Cartref , Glyndyfrdwy, LL21 9EU

Offers In The Region Of £375,000

WITH NO ONWARD CHAIN!! Nestled in the picturesque village of Glyndyfrdwy, Corwen, this spacious detached family home offers a perfect blend of comfort and stunning rural views. With four bedrooms and two well-appointed bathrooms, this property is ideal for families seeking both space and tranquillity. As you enter, you are greeted by a large reception room, perfect for entertaining guests or enjoying quiet family evenings. The modern kitchen is designed for both functionality and style and the home has been well maintained, ensuring that it is ready for you to move in and make it your own. One of the standout features of this property is the breathtaking far-reaching views over the Berwyn's that can be enjoyed from various vantage points throughout the home. Whether you are sipping your morning coffee or unwinding after a long day, the serene landscape provides a beautiful backdrop to your daily life. For those with multiple vehicles, the property boasts ample parking for up to five vehicles, along with a double garage, offering both convenience and security. The outdoor space is equally impressive, providing a wonderful area for children to play or for hosting summer gatherings. In summary, this well-maintained detached house in Glyndyfrdwy is a rare find, combining spacious living with stunning natural beauty. It is an ideal choice for families looking to settle in a peaceful yet accessible location. Don't miss the opportunity to make this charming property your new home.

Directions

From our Oswestry office follow the A5 towards Llangollen. On entering the town proceed to the traffic lights and continue straight ahead for approximately 5 miles until reaching edge of the village of Glyndyfrdwy. Take the turning on the left up the lane opposite the Berwyn Arms public house. Follow the lane for approximately 150 metres where the property will be found on the left hand side set up from the lane.

Accommodation Comprises

The property is currently run as a B & B and is fully set up to continue if required. Alternatively it will also make a lovely family home.

Garden Room 10'3" x 8'2" (3.13m x 2.50m)



The garden room has a tiled floor, spotlighting, wall lights, a part glazed door to the front, windows to the side and the front, radiator and doors leading to the utility and the kitchen.

Utility 7'9" x 5'9" (2.37m x 1.77m)

The utility has a tiled floor, window to the rear, fitted base and wall units, Worcester oil boiler, spotlighting and space for appliances.

Kitchen/ Dining Room 14'3" x 8'6" (4.35m x 2.60m)



The kitchen is fitted with a range of light oak style base and wall units with contrasting work surfaces over, a window to the front with fantastic views, one and a half bowl sink with a mixer tap over, part tiled walls, electric cooker, hob, vinyl flooring, radiator and an integrated dishwasher. A door leads through to the lounge.

Additional Photo



Lounge 17'0" x 16'4" (5.20m x 5.00m)



The good sized lounge has a window to the front and rear, patio doors leading out to the front taking in the fantastic views, feature brick fireplace with an open fire and quarry tiled hearth, coved ceiling, radiator and a staircase leading to the first floor. A door leads through to the rear hallway.

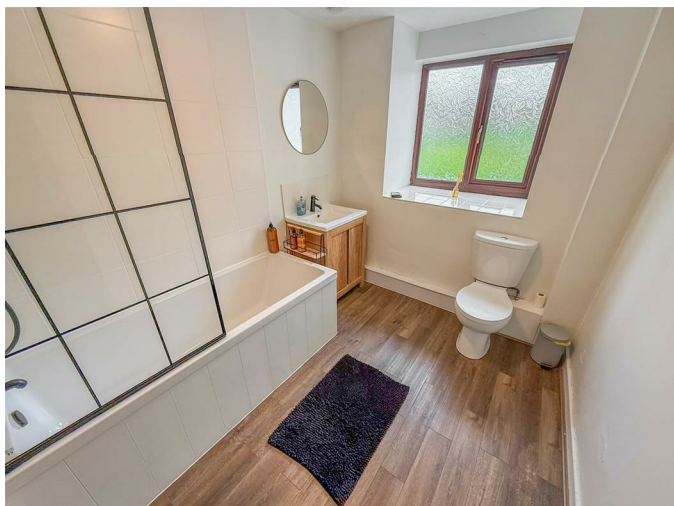
Additional Photo



Rear Hallway

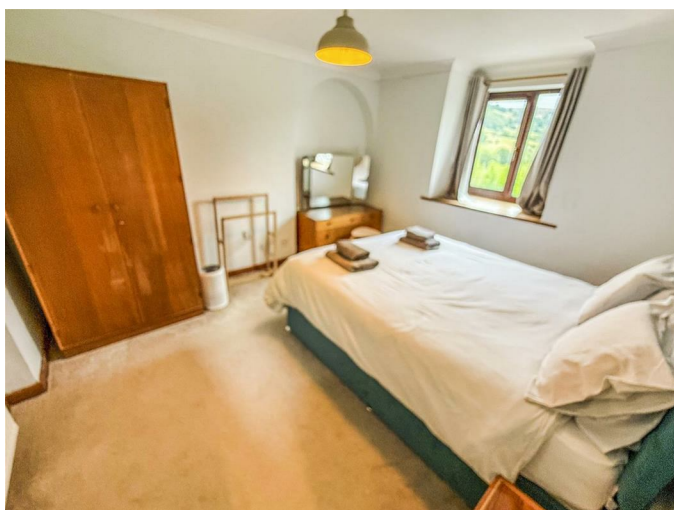
The rear hallway has a window to the rear and doors leading to the ground floor bedroom and family bathroom.

Bathroom 8'6" x 7'0" (2.61m x 2.15m)



The well appointed family bathroom has a window to the front, low level w.c., wash hand basin on a vanity unit with a mixer tap over, mains powered shower over the bath with tow shower heads and a glass screen, vinyl flooring, heated towel rail, extractor fan and part tiled walls.

Bedroom Four 11'8" x 10'2" (3.58m x 3.11m)



The ground floor double bedroom has a radiator, coved ceiling and a window to the front with far reaching views.

To The First Floor

The first floor has a window to the rear and doors leading to the bedrooms and the shower room.

Bedroom One 11'3" x 8'8" (3.45m x 2.66m)



The double bedroom has a radiator, tv point and a window to the front with fantastic rural views.

Shower Room



The well appointed shower room has a window to the front, wash hand basin on a vanity unit with a mixer tap over, low level w.c., heated towel rail, shower cubicle with an electric shower, part tiled walls, extractor fan and vinyl flooring.

Bedroom Two 15'0" x 8'8" (4.58m x 2.65m)



A good sized double bedroom having a radiator, eaves storage, a window to the front with fantastic far reaching views and a door leading through to bedroom three.

Bedroom Three 10'0" x 6'2" (3.07m x 1.90m)



The third first floor bedroom is a perfect nursery or guest room having a built in double wardrobe, radiator and a window to the front with superb views.

To The Outside



The property is accessed from the lane with a driveway leading to the double garage.

Double Garage 16'9" x 13'6" (5.13m x 4.14m)

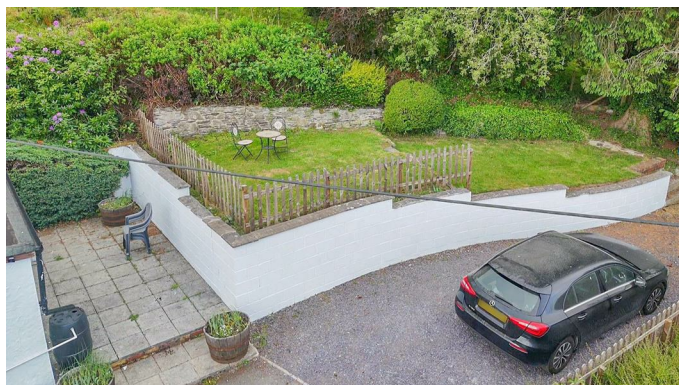


The detached double garage has power and lighting and two doors to the front.

Workshop 9'10" x 9'6" (3.00m x 2.91m)

The property also benefits from an adjoining workshop at the right hand side with its own access. A really versatile space ideal for a number of uses having a quarry tiled floor, power and lighting, a window to the front and the side and part glazed door to the rear.

Parking and Gardens



There is a second driveway located topside of the garage providing further parking. There is a garden shed and an enclosed lawned garden ideal for sitting out and taking in those views. The front gardens are shrubbed and planted with mature trees and bushes. Steps at the left hand side lead up to the house and a large slate patio area that runs across the front of the property. There is outside lighting and an outside tap. To the rear of the property there are terraced planted gardens that back onto fields.

Additional Photo



Additional Photo



Views From The House



The property really does have stunning far reaching panoramic views towards the Berwyn Mountains and beyond.

Additional Photo



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Denbigshire Country Council and we believe the property to be in Band D.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

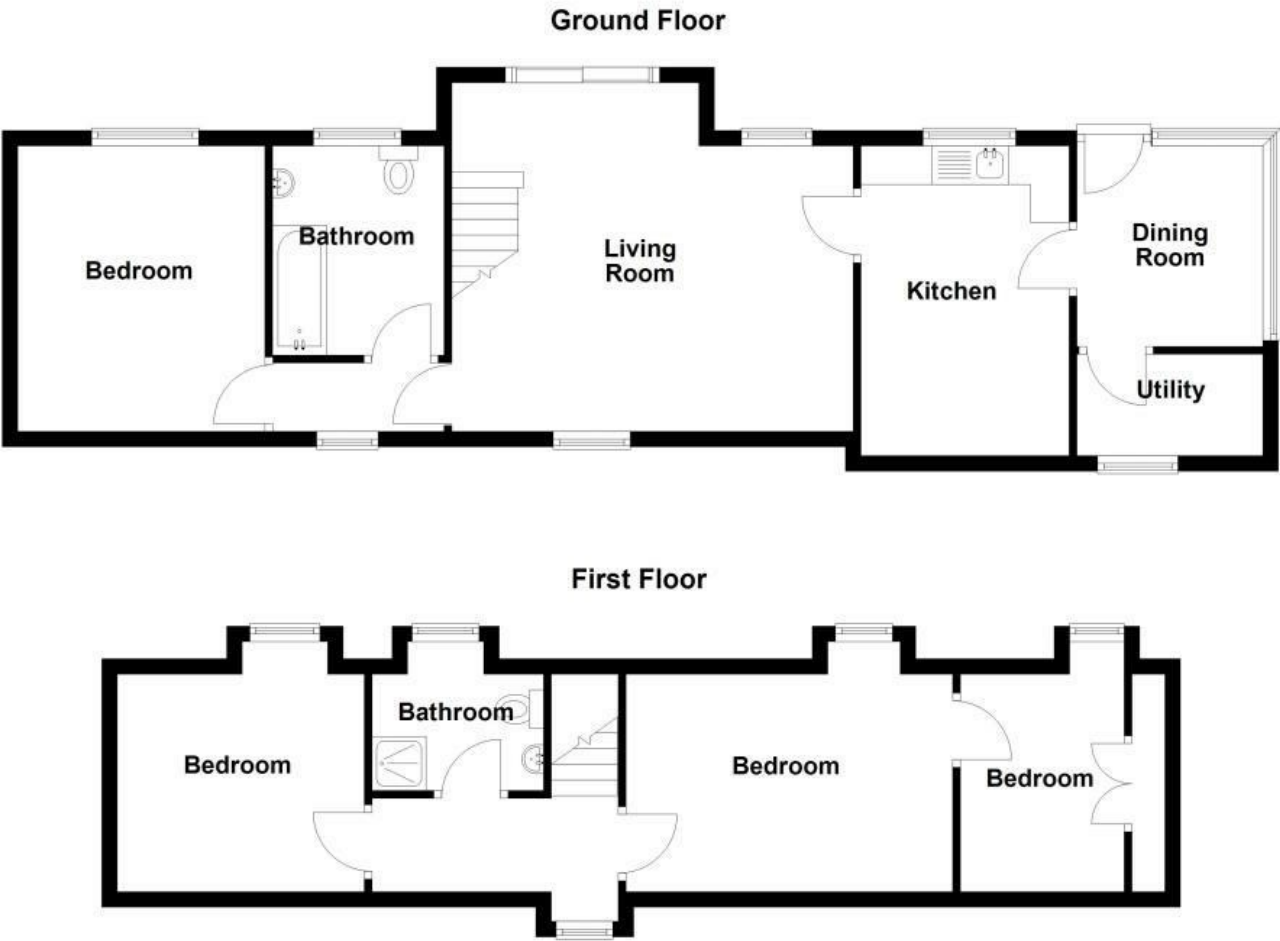
Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

Additional Information

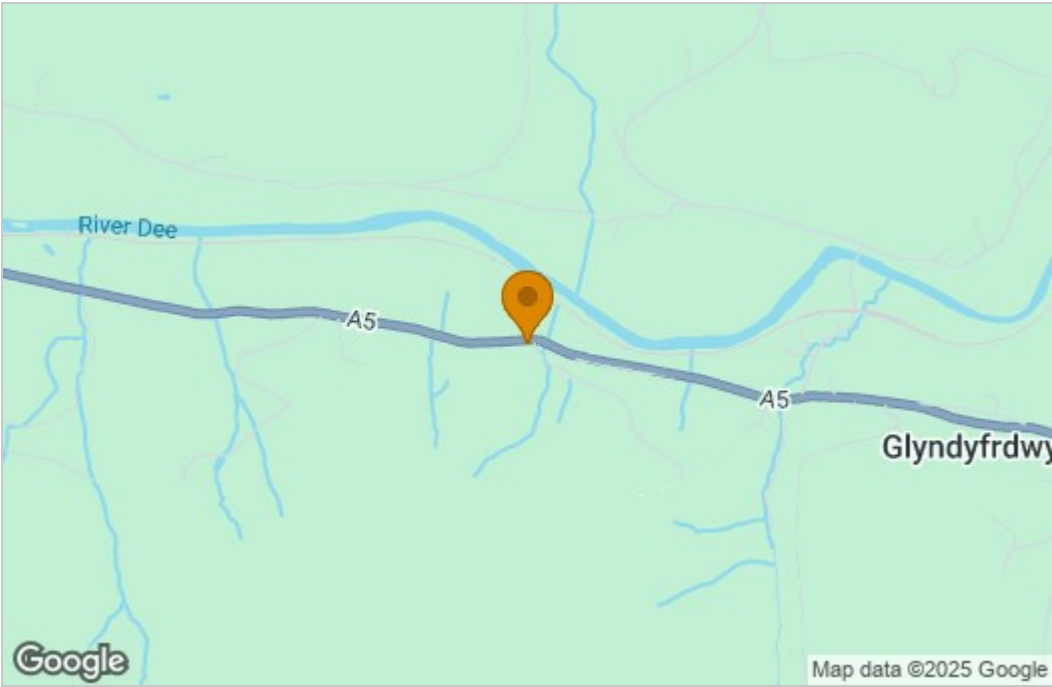
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

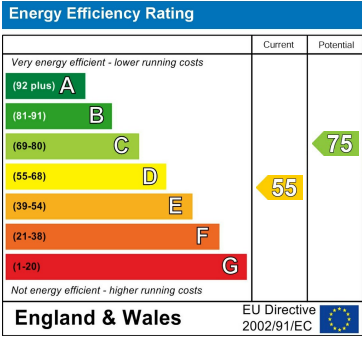
Floor Plan



Area Map



Energy Efficiency Graph



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