



# JONES PECKOVER

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## Woodlands, Maerdy, Corwen, LL21 9NY

- Detached Character 2 Bedroom Cottage
- Well Presented & Charming Accommodation
- Unrivalled Panoramic Views
- Spacious Cottage Gardens
- Ample Off Road Parking & Detached Garage
- Peaceful and Private Location
- Double Glazing, Oil Fired Central Heating
- No Forward Chain

Nestled in the charming village of Maerdy, Corwen, this delightful detached cottage occupies an elevated position and boasts unrivalled panoramic views that stretch over the surrounding unspoiled countryside.

The accommodation within is very well presented and provides two inviting reception rooms, perfect for both relaxation and entertaining. The cottage boasts two well-proportioned double bedrooms and the spacious landing lends itself ideal for a study area.

The gardens surrounding the cottage offer ample space for outdoor activities, gardening, or simply soaking in the tranquil atmosphere. Additionally, the property includes ample parking and a detached garage, ensuring convenience for you and your visitors. Furthermore, the presence of a detached outbuilding provides additional versatility, whether for storage, a workshop, or a creative space.

With no forward chain, this property is ready to move in and start enjoying the idyllic lifestyle that Maerdy has to offer.

#### GROUND FLOOR ACCOMMODATION

A covered Porch gives access to the Entrance Hall and in turn leads to:-

##### LIVING ROOM

11'7" x 10'10" (3.546 x 3.311)

A light South facing room with stunning views, double glazed window to front elevation, centrally situated timber fireplace on a raised slate hearth housing an open fire.

##### DINING ROOM

11'8" x 11'2" (3.577 x 3.407)

Stunning views, double glazed window to front elevation.

##### KITCHEN

11'2" x 6'0" (3.407 x 1.833)

Range of base and wall storage units, ample working surfaces, integrated electric oven and hob, inset stainless steel sink unit, void and plumbing for washing machine, dual aspect with double glazed windows to side and rear elevations, quarry tiled flooring.

##### REAR HALLWAY

13'3" x 6'0" (4.051 x 1.834)

Quarry tiled flooring, meter cupboard, staircase to first floor, rear door to:-

##### REAR PORCH

Giving access to the rear gardens.

##### FIRST FLOOR ACCOMMODATION

Comprising of:-

##### LANDING

18'7" x 6'9" (5.676 x 2.062)

The spacious landing gives access to:-

##### BEDROOM 1

11'10" x 11'6" (3.625 x 3.508)

With built-in storage cupboard, double glazed window to front elevation with stunning views.

##### BEDROOM 2

11'10" x 11'1" (3.625 x 3.403)

Built-in storage, double glazed window to front with views.

##### BATHROOM

7'11" x 6'9" (2.436 x 2.062)

Panelled bath, pedestal wash hand basin, low flush wc, tiled walls, double glazed windows to side and rear elevation, roof light.

##### OUTSIDE

The charming gardens provide lawns and well stocked flower borders and the property abuts woodland to the rear providing a peaceful and private location. The tarmac drive provides ample off-road parking and there is a detached open-fronted garage to the side. The traditional outbuilding provides a useful additional space for hobbies/storage.

##### SERVICES

Mains water, electricity, and drainage, oil fired central heating.

##### IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to





the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

### MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

### MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



