



King Street, Corwen LL21 9ST

£450,000

Nestled in the heart of Cerrigydrudion, North Wales, this spacious home offers an ideal blend of comfort and practicality. With 6 generously sized bedrooms and 3 modern bathrooms, it provides ample space for family living. The kitchen diner is perfect for both everyday meals and entertaining, while the generous living room and adjoining sunroom offer additional space to relax or entertain.

Outside, there's plenty of off-street parking, with a fully equipped two-storey workshop in the yard that includes designated office space—ideal for home projects or business use. A large metal shed, capable of housing two cars, adds further utility to the property.

The home is conveniently located near local amenities and within easy reach of a nearby school, making it a perfect choice for those seeking both a peaceful retreat and practical living in a community-oriented area.

- 6 Bedrooms & 3 Bathrooms
- Generous outdoor Space
- Ample Parking
- Peaceful Village Location
- Freehold
- Spacious Reception Rooms
- Fully Equipped Workshop
- Local Amenities Nearby
- Council Tax Band F



Entry Hallway

The main entrance retains its original period charm, showcasing traditional tiled flooring and a glazed front door. Provides access to both the lounge and kitchen.

Kitchen Diner

A character-rich kitchen with a warm, open-plan feel. Features include stone-effect tiled flooring, a farmhouse sink, ample cabinetry, and a central island topped with stone. A Flavel 8-burner oven and breakfast bar make this a social hub, while a log burner set on a slate hearth adds charm and comfort. Additional space allows for a dining area or an additional lounge.

Lounge

A cosy, character-filled lounge featuring a log burner set on a slate hearth, built-in shelving, and wood-effect flooring. A glass-panelled stair rail adds elegance, and a front-facing window allows in natural light while preserving privacy.

Sunroom

A bright, inviting extension with tiled flooring and sliding glass doors leading to the garden. Internal views of the utility area enhance its open, connected feel, ideal for year-round enjoyment.

Hallway

A practical and welcoming space featuring tiled flooring, a barn-style door to the yard, built-in bench seating, and coat hooks. Offers internal access to key rooms for functional flow.

Utility Room

Efficient and well-organised, this compact utility area includes stone-effect flooring, wooden cabinetry, shelving, and a designated space for both a washing machine and a dryer.

Wet Room

A sleek and modern wet room, fully tiled with vinyl flooring. Includes a rainfall-style shower, chrome fixtures, toilet, basin, and an obscured window for privacy.

Utility Kitchen

Bright and practical, this utility kitchen is fitted with a farmhouse sink, butcher block countertops, and tiled flooring. Features include a 4-burner stove, dual-aspect windows, loft access, and direct garden access.

Landing

The carpeted landing provides built-in shelving and cupboard storage, combining practicality with comfort.

Bedroom 2

This bedroom is a carpeted double featuring built-in furniture for convenient storage, two radiators for consistent warmth, and a wooden door leading to the landing. Natural light fills the room through two front-facing windows and an additional window overlooking the yard.



Bedroom 5

This bedroom is a carpeted double with a decorative wrought iron fireplace, a radiator for warmth, and charming garden views.

Bedroom 4

This spacious, carpeted double bedroom features twin front-facing windows and a decorative wrought iron fireplace, creating a stylish and serene space.

Bathroom

This partially tiled bathroom features a double jacuzzi bath with a shower above, a toilet, and a sink set within a vanity unit offering integrated storage. With dual-aspect windows, wood-effect flooring, a chrome towel point, and downlights highlighting exposed beams, the space combines comfort with character.

Landing

The carpeted landing provides access to the master bedroom, bedroom 3, and the shower room. A Velux window lets in natural light, while the sloped ceiling and exposed beams add charm and character to the space.

Master Bedroom

The carpeted master bedroom features two Velux windows, allowing plenty of natural light. Storage is tucked away in the eaves, and the room is warmed by a radiator. Exposed beams and sloped ceilings give the space a cozy, character-filled feel.

Bedroom 3

This double carpeted bedroom comes with a Velux window and an additional window overlooking the front. It offers plenty of storage in the eaves and is kept cozy with two radiators.

Shower Room

This bathroom features a tiled floor, a standing shower, a toilet, and a sink. With storage tucked away in the eaves, an exposed beam adds character, while the chrome towel point offers practicality. An obscure window on the side of the property ensures privacy.

Garden

A private, fully enclosed outdoor retreat featuring a well-maintained lawn, wooden patio area, and stylish garden bar. A wooden gate offers rear access to the yard, with additional entry points from the sunroom and utility kitchen. The garden also houses a delightful timber garden shed with glazed wooden doors, perfect for entertaining or unwinding in the garden. A charming, functional space that enhances the outdoor experience.



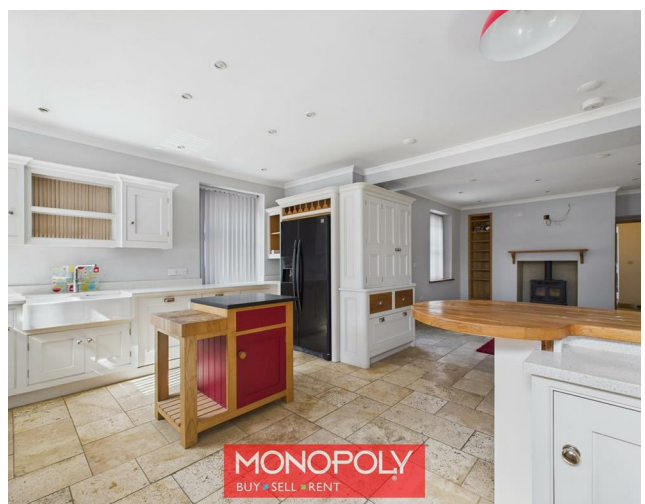
The Workshop

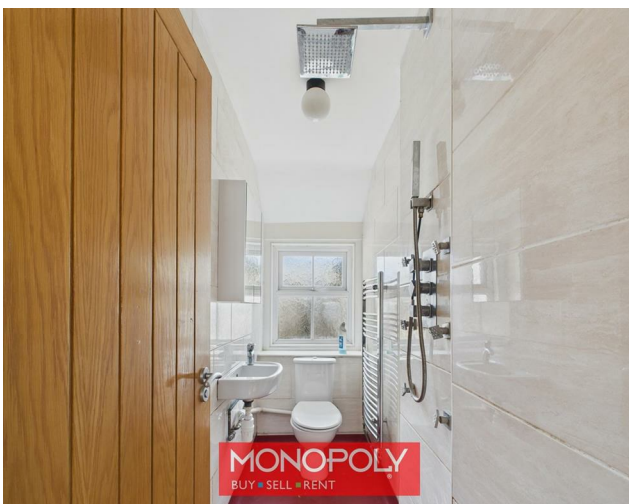
A spacious, purpose-built workshop ideal for carpentry or craftwork. It boasts durable concrete flooring, extensive workbench space, and custom wooden cabinetry. Double-glazed windows flood the space with natural light, while overhead timber beams and a second level—complete with Velux windows—offer excellent storage or office space. The workshop is fully equipped with utility access and strip lighting for convenience and year-round functionality.

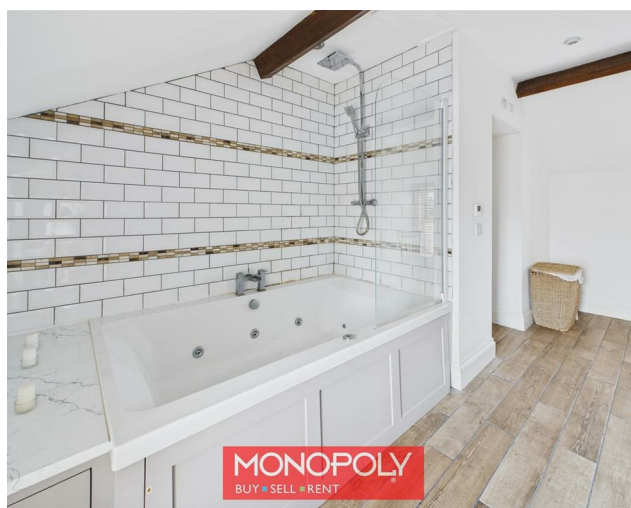
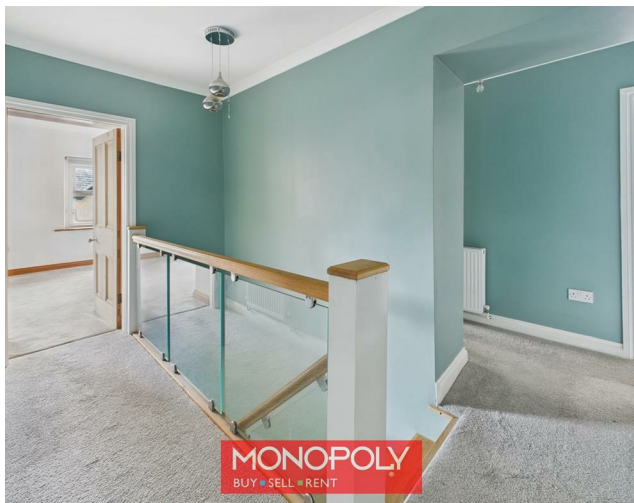
The Metal Shed

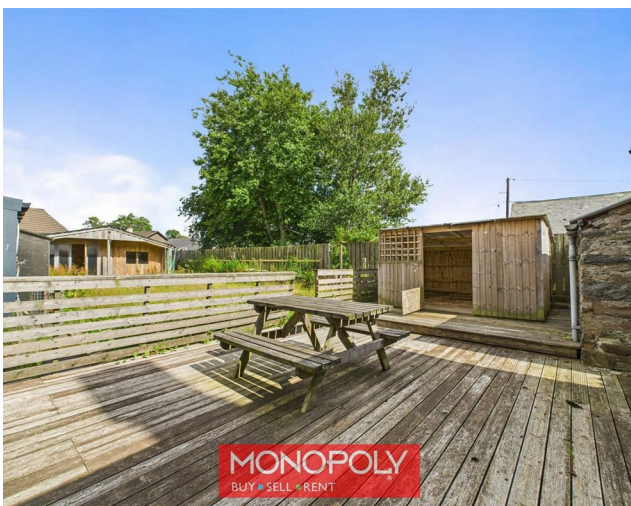
Located on the yard, the shed is a robust steel-framed structure with concrete flooring and ample space for two vehicles. Secure boarded access ensures safety, making it ideal for storage or as a working garage.

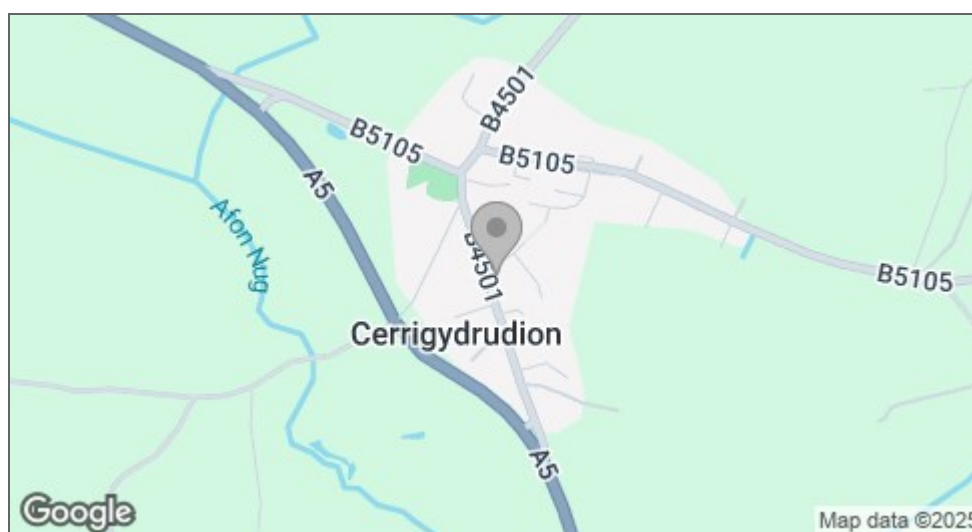












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating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

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

