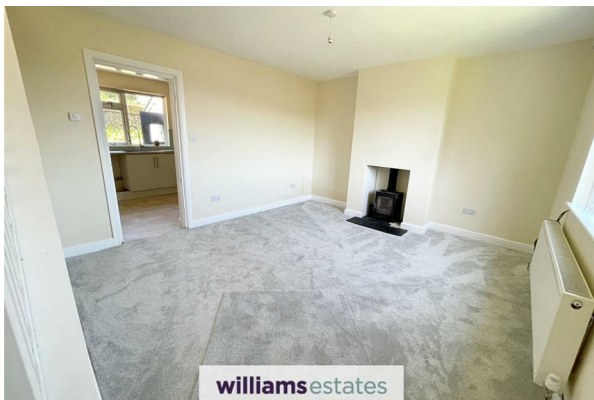


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**5 Tan Y Clogwen, Groes, Groes, Conwy,
LL16 5SB**

£795 Per Month



EPC - E45 Council Tax Band - C Deposit - £795 Per Month

Tan Y Clogwen, Groes

2 Bedrooms - House - Semi-Detached

A two bedroom semi detached house located near the village of Groes. The property has been newly renovated and comprises of lounge, kitchen, two bedrooms along with dressing room/office and bathroom. A particular feature of the property is the open countryside aspect to the front and rear. To be considered for this property you will need an annual income of above £23,850.

Accommodation

Via a composite door which leads to

Entrance Porch

Having a uVPC double glazed window to the front elevation and door into:

Living Room

12'1" x 16'10"

Newly painted and carpeted, uVPC double glazed window to the front elevation enjoying views to the fields beyond and a door leading to:

Kitchen

15'5" x 8'8"

Comprising of wall, drawer and base units with complementary worktops over, four ring gas hob with oven beneath, stainless steel extractor fan, tiled splashbacks, drainer sink with a mixer tap over, plumbing and void for washing machine, wall mounted radiator, power points, uVPC double glazed windows to the rear and side elevations, uVPC door leading to the rear garden and storage cupboard housing the oil central heating boiler.

First Floor Landing

Having uVPC window to the side elevation and loft access hatch and doors off to all rooms

Bedroom One

10'1" x 12'3"

Having lighting, power points, double radiator, feature fireplace and a uVPC double glazed window to the front elevation

Bedroom Two

8'10" x 10'1"

Having lighting, power points, double radiator, feature fireplace and uVPC double glazed window to the rear elevation.

Bedroom Three

6'5" x 6'6"

Having lighting, power points, wall mounted radiator, and uPVC double glazed skylight.

Bathroom

6'4" x 5'9"

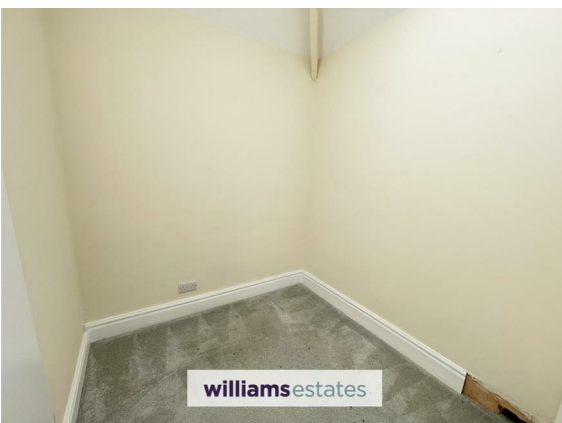
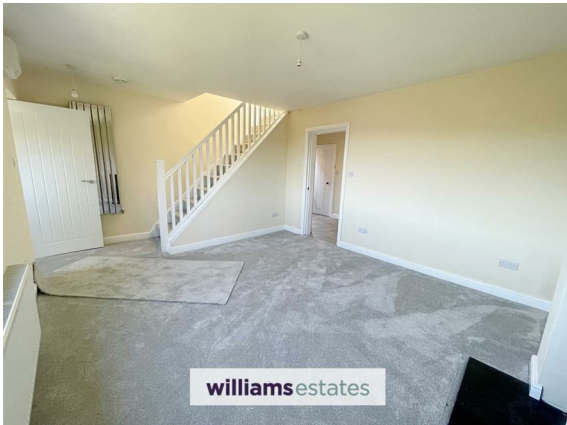
Comprising of low flush W.C, wash hand basin, panelled bath with shower over, double radiator and uVPC obscure double glazed window to the rear elevation.

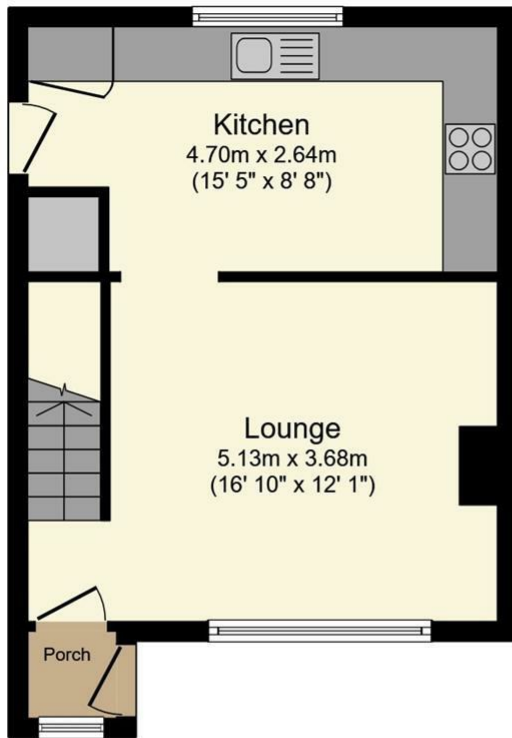
Outside

The rear garden offers a sunny and private aspect which has three tiers, concrete steps leading up to the second tier which is lawned, the third tier is also laid to lawn with mature shrubs and a gate leading on to the rear open field.

Directions

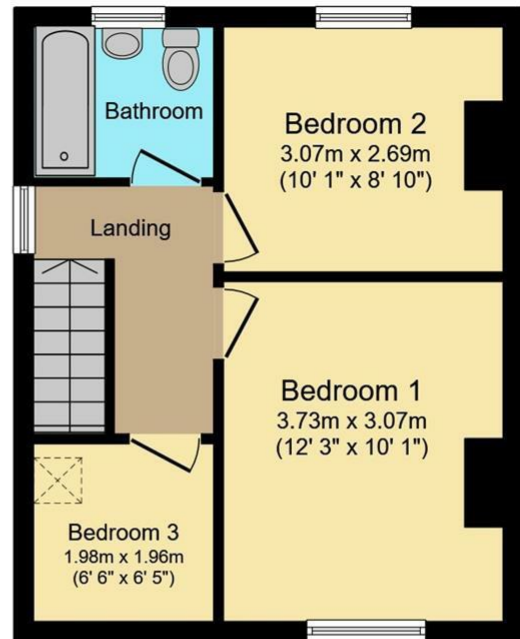
Proceed from Denbigh office right to Lenten pool roundabout. Taking the first exit passing Morrison's on your left, continue along the road signposted Pentrefolaes. Proceed along for a number of miles until you approach the village of Groes. Continue on that road until you see a row of houses on your right.





Ground Floor

Floor area 34.7 sq.m. (373 sq.ft.)



First Floor

Floor area 33.6 sq.m. (362 sq.ft.)

Total floor area: 68.3 sq.m. (735 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
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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.

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