



3 Brittonia Terrace Ffordd Corwen, Treuddyn, Flintshire, CH7 4LH

£199,000

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EPC - F24

Council Tax Band - C

Tenure - Freehold

Ffordd Corwen, Treuddyn

2 Bedrooms - House - Semi-Detached

Two bedroom end of terrace sitting on an extremely large plot with potential for another dwelling subject to planning permission. Having two reception rooms, kitchen, utility room and conservatory to the ground floor and two double bedrooms, bathroom and w.c to the first floor.

Council Tax Band - C. Tenure - Freehold. EPC - F-24



Description

A spacious two bedroom end of terrace house located in the small rural village of Treuddyn situated on the A5104 road which links through to Llangollen, Corwen, Bala and the Snowdonia National Park to the west and Chester and Cheshire to the east. The accommodation offers a Living Room, Lounge, Kitchen, Utility Room and Conservatory to the ground floor and Two Double Bedrooms, Bathroom and W.C to the First Floor.

Outside there is a detached garage and a fabulous large garden bound by hedging to the rear with flagged parking area to the front of the property providing ample parking space for multiple vehicles.

Planning was previously approved for another dwelling on the land, please call the office to discuss the application.

Accommodation

Property is approached via a slab path leading to a part glazed uPVC external front door.

Entrance Hallway

With stairs raising to the first floor and folding door giving access to-

Living Room

13'5" x 11'9" (4.09 x 3.58)

Spacious living room with uPVC window to the front elevation, panelled radiator out built tiled fireplace with living flame gas fire and tiled hearth, sliding glazed timber door leading to-

Lounge

12'3" x 8'1" (3.73 x 2.46)

With brick and stone fireplace with marble surround and hearth and living flame gas fire, panelled radiator, window into the kitchen and door leading to-

Conservatory

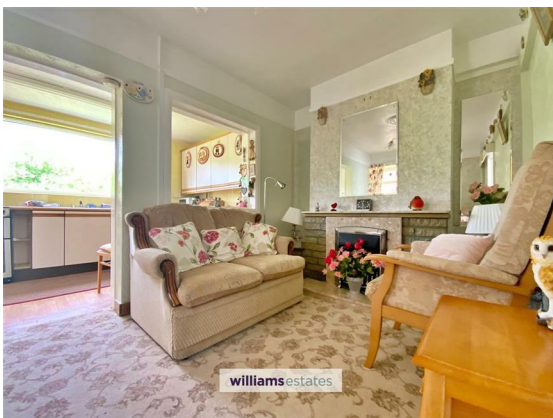
9'7" x 8'11" (2.92 x 2.72 (2.93 x 2.71))

Step down into the spacious conservatory with polycarbonate roof, ample space for seating, wood block flooring, panelled radiator, decorative glazed window and uPVC door leading to the side of the property.

Kitchen

13'2" x 7'8" (4.01 x 2.34 (4.02 x 2.33))

Fitted with a comprehensive range of wall and base units with complimentary work surfaces over, large picture uPVC window overlooking the rear elevation, space for electric oven and fridge, single stainless steel sink with taps, wood block flooring and part glazed timber door and window into the conservatory.



Utility

9'9" x 9'3" (2.97 x 2.82)

Sliding timber door leading to a separate w.c with laminate flooring, base cabinets with work surfaces over and shelving, uPVC window overlooking the front elevation, wall mounted Worcester Boiler, space for washing machine and tumble dryer and single bowl stainless steel sink with taps.

First Floor Landing

Spacious landing having doors leading off to all rooms and a uPVC window to the front elevation.

Bedroom One

12'1" x 10'6" (3.68 x 3.20)

Step up from the landing with alcoves, built in wardrobes, radiator, telephone socket, uPVC window overlooking the front elevation and large in-built storage cupboard which has shelving and a wall light.

Bedroom Two

12'2" x 7'1" (3.71 x 2.16)

Lovely bright and spacious double bedroom having uPVC window with spectacular views over open countryside, wall light and radiator.

Bathroom

9'6" x 3'9" (2.90 x 1.14 (2.89 x 1.15))

Being fully tiled and fitted with a coloured three piece suite to include panelled bath with electric shower over, low level w.c, pedestal sink, large airing cupboard with radiator and obscured window to the rear elevation.

W.C

With low level w.c and window to the rear elevation.

Garage

Detached red brick built garage with timber doors.

Outside

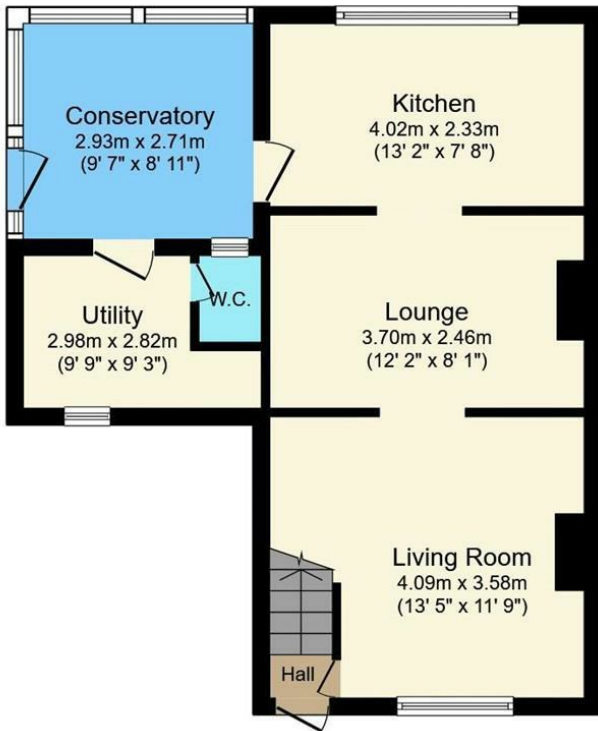
The property is approached via a tarmac and flagged driveway with brick walls and hedging to the front and timber fencing to the side, there are three lawned areas to the front and side and a path which leads down to the river the boundary being the other side of the river. The garden is planted with mature shrubs and trees. The main feature of this property is the lapsed planning which was granted historically for a separate dwelling on the site. The LPG tank is situated in the garden as well as a water treatment plant (which is maintained by the council and has separate access off the road)

Directions

What Three Words = ///farmer.workbench.jaundice

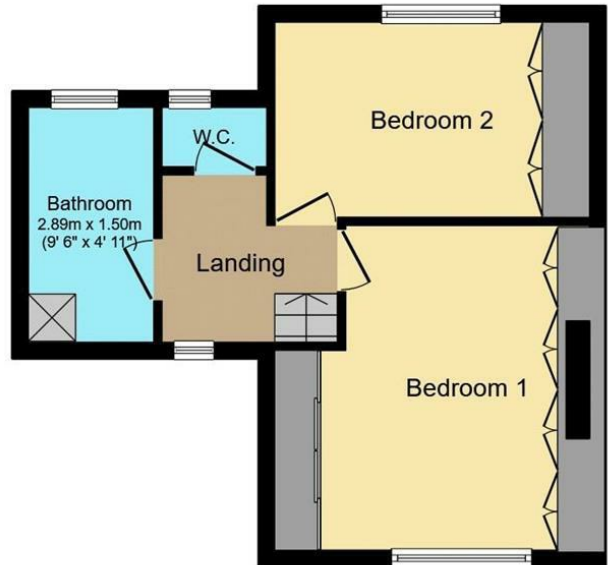
From the agents Mold office, proceed out of Mold along the A541 towards Wrexham. On entering the village of Pontblyddyn turn right onto A5104 Corwen Road. Proceed through the villages of Pontybodkin and Coed Talon. The property will be found on the right hand side opposite the Swans Farm Shop.





Ground Floor

Floor area 49.6 sq.m. (533 sq.ft.) approx



First Floor

Floor area 36.2 sq.m. (389 sq.ft.) approx

Total floor area 85.7 sq.m. (923 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	24
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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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.