

**2 Clwyd Terrace, Llandyrnog,
Llandyrnog, Denbighshire, LL16 4YG**

£125,000

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EPC - E52

Council Tax Band - B

Tenure - Freehold

Clwyd Terrace, Llandyrnog

1 Bedrooms - House

* Ideal First Buy/ Investment * - A well presented one bed roomed terraced house located in the village of Llandyrnog. With a local shop, church and restaurant and being 15 minutes to the A55. The property comprises of lounge, kitchen, one bedroom and bathroom. Further benefits include an air source heat pump and double glazing. EPC Rating B 90.



Living Room

11'8 x 11'8 (3.56m x 3.56m)

uPVC double glazed door and window looking the front, power points, radiator, fire place and fuse box above the front door.

Kitchen

6'8 x 12'9 (2.03m x 3.89m)

Wood effect worktops, draw and base units, stainless steel sink, power points, radiator and uPVC double glazed window looking to the rear. Leads into the porch with a uPVC double glazed door and window.

Landing

Storage cupboard containing a tank for the air source heat pump, radiator and power point.

Bedroom

12'05 x 11'34 (3.78m x 3.35m)

uPVC double glazed window looking to the front, radiator, power points, fitted storage cupboards, and loft hatch.

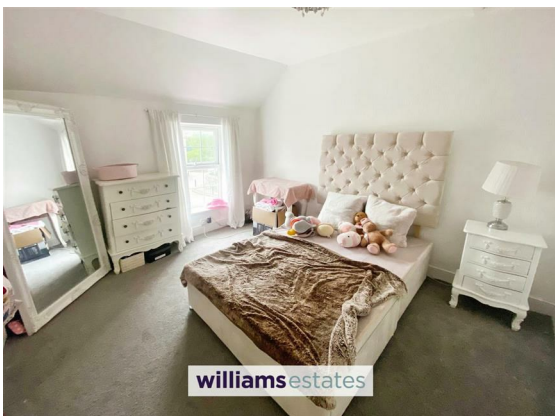
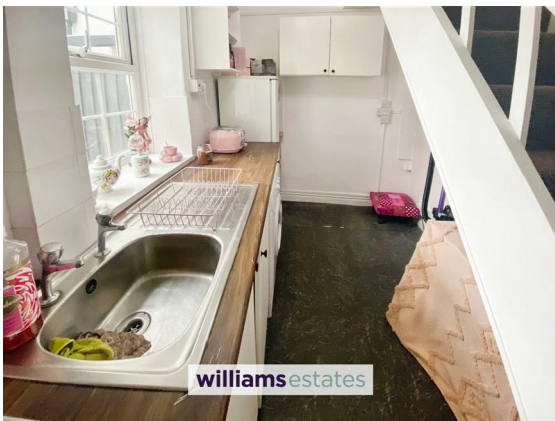
Bathroom

7'2 x 5'2 (2.18m x 1.57m)

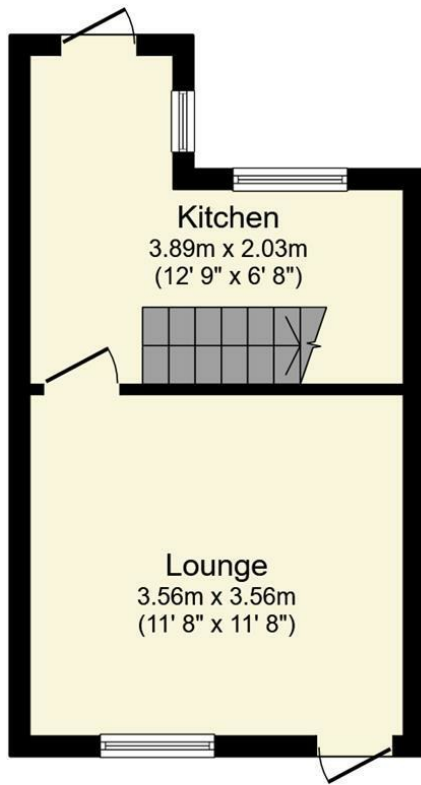
Electric shower over the bath, W/C, sink, vertical radiator, extractor fan, uPVC double glazed window looking to the rear.

Outside

The rear yard consists of a slabbed path and decorative slate which leads to a raised patio area. There is a gateway access also.







Ground Floor
Floor area 24.2 m² (260 sq.ft.)



First Floor
Floor area 27.5 m² (296 sq.ft.)

TOTAL: 51.7 m² (557 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(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.