



9 Maes Y Llan, Corwen, LL21 9AW

Price £159,950

A three bedroom end of terrace house situated in the rural village of Carrog. Having gardens to both front and rear and benefiting from UPVC double glazing. The accommodation briefly comprises entrance hall, spacious lounge, fitted kitchen, three bedrooms, and family bathroom.

Lawned garden to front and sunny aspect rear garden with useful store. NO CHAIN

Location

The pretty village of Carrog is a flourishing village just eight miles to the west of Llangollen. An excellent local primary school, in addition to which there is the widely known Grouse Inn, the village hall and Carrog Station which forms part of the Llangollen Steam Railway. Though rurally located, Carrog lies within easy reach of Llangollen (8 miles), Ruthin (12 miles), Wrexham (22 miles) and Chester (33 miles). Good road links provide easy daily commuting to all of these commercial centres and beyond.

Accommodation

Part glazed entrance door with welcome light to side opens into:-

Entrance Hall

Stairs rising to first floor landing, door to:-

Lounge 16'6" x 12'5" (5.03 x 3.79)

Large UPVC double glazed window to front, electric fire set within tiled surround, two radiators, door to:-

Kitchen 7'0" x 10'11" (2.15 x 3.34)

Fitted with a range of pine fronted base and wall units incorporating work surfaces, sink unit with mixer tap, breakfast bar, slot in electric cooker, window to rear and external door, radiator, laminate flooring.

On The First Floor

Stairs rise from the entrance hall to the first floor landing.

Bedroom One 15'0" x 8'10" (4.59 x 2.70)

UPVC double glazed window to front, airing cupboard and radiator.

Bedroom Two 8'5" x 8'10" (2.59 x 2.70)

UPVC double glazed window to rear, radiator.

Bedroom Three 10'5" x 6'5" (3.18 x 1.96)

UPVC double glazed window to front, radiator.

Bathroom

Bath with electric shower over, pedestal wash basin, w.c, window to rear, part tiled walls, extractor, radiator.

Outside

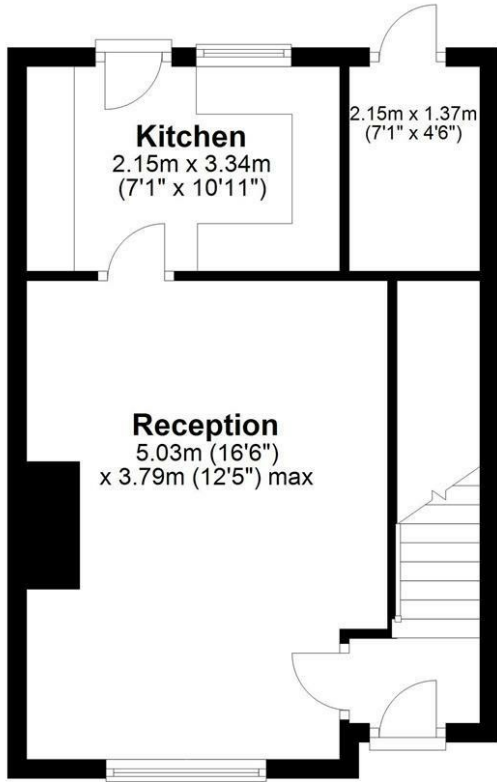
Lawned garden with stocked borders to front, path to entrance door and side gate opens into the South facing rear garden, having lawned area, paved patio, garden shed and oil tank. Useful outside store having plumbing for automatic washing machine.



Floor Plan

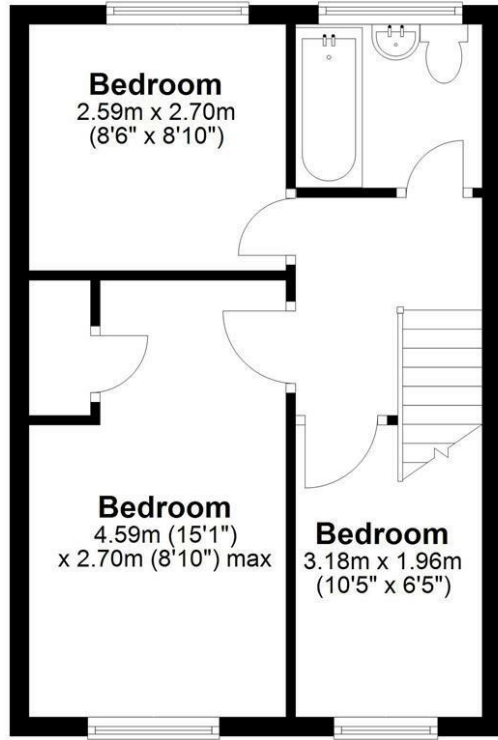
Ground Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



First Floor

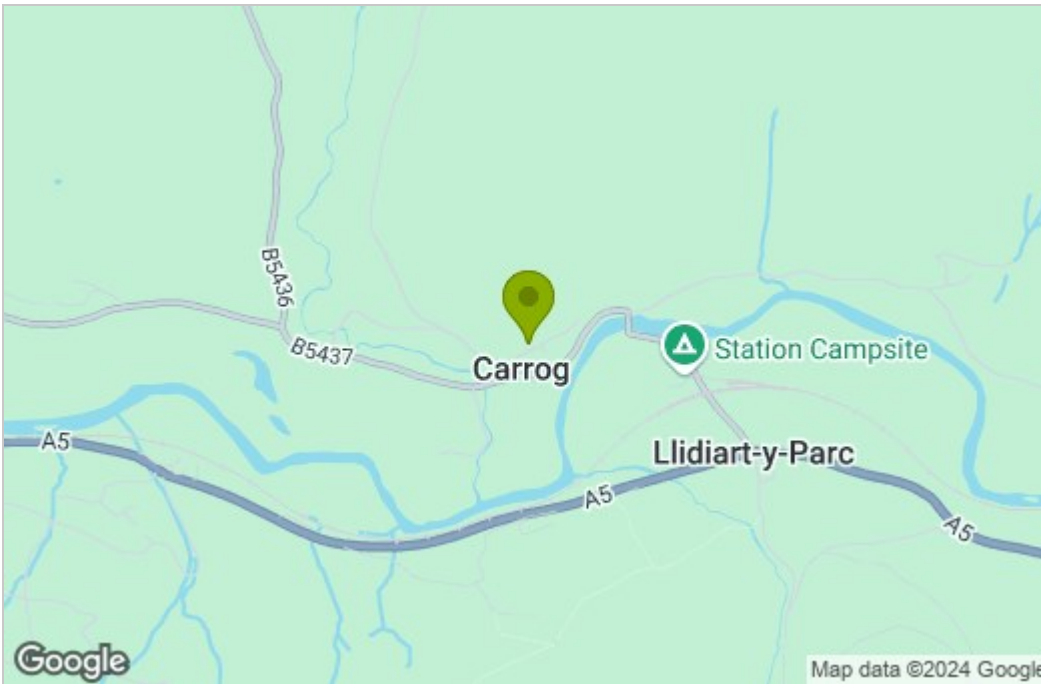
Approx. 34.9 sq. metres (375.3 sq. feet)



Total area: approx. 69.1 sq. metres (743.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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