



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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Pen Y Bryn Cottage | Hill Street, Corwen, LL21 0AY



- Ideal Investment Property / First time Buyer
 - Good position close to town centre
 - 1 Bedroomed terrace house
 - Council Tax Band B
 - EPC E

AGENTS REMARKS

The property comprises a self-contained one bedroom terrace house with a shared rear courtyard.

The property is convenient situated close to town centre shops and amenities providing day to day services together with leisure and recreational activities close by.

ACCOMMODATION

Ground floor living space with kitchenette, internal staircase providing access to first floor bedroom and bathroom.

Sitting Room: 5.0m x 3.84m living space with staircase

Bedroom 1: 5.34m(max) x 3.78m inc Bathroom 2: 2.07 x 1.34m with shower W.C and Wash hand basin

Alcove: 1.53m x 0.95m (housing boiler).

OUTSIDE

A small shard yard to the rear.

SERVICES

We have not inspected the individual services connected to the property but understand that mains water, drainage, electricity and gas are provided.

None of the services, fittings or appliances (if any) heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

COUNCIL TAX BANDING

The property is situated within the County of Denbighshire.

METHOD OF SALE

The land is to be offered for sale by Private Treaty.

MISREPRESENTATION ACT

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or

contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors

DIRECTIONS

From the center of Corwen proceed along the A5 towards Bala for approximately 200 yards turning first left onto Hill Street whereupon the properties will be found a short distance on the left-hand side.

VIEWING

By arrangement with the Agents,
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