



# JONES PECKOVER

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47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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## 1 Mill Street, Corwen, LL21 0AU



- Ideal investment property / first timer buyer
  - Three bedroom Terrace house
  - Currently producing £6500 per annum
- Well proportioned property over three floors
  - Convenient town centre location
  - Council Tax Band: A
  - EPC Rating: D
- Further photos and floor plan to follow

## LOCATION

The Property is situated on Hill Street Corwen, an established residential area situated within a short distance of the A5 and conveniently for all the town centre shops and social amenities. Car parks and bus transportation links are also situated close by and there is also access to recreational fields and amenities.

## THE ACCOMMODATION IS ARRANGED OVER THREE LEVELS

### LOUNGE

14'9" x 11'4" (4.50m x 3.46m)

Tiled floor, wood burning stove, stepped access up to:

### KITCHEN

14'6" x 5'10" (4.42m x 1.80m)

Fitted with a range of base and wall storage units, preparation surfaces, sink and cooker point.

### REAR HALL

6'5" x 4'8" (1.98m x 1.43m )

Internal staircase and understairs storage cupboard. Leading to...

### BEDROOM 1

15'2" x 7'10" (4.63m x 2.40m )

Single bedroom with front aspect window

### BEDROOM 2

9'5" x 6'8" (2.89m x 2.05m )

Single bedroom with front aspect window

### BATHROOM

12'2" x 8'11" (3.72m x 2.72m )

Shower, wash hand basin and bath and w.c.

### FURTHER STAIRCASE ACCESS TO:

Second floor...

### BEDROOM 3

17'9" x 15'8" (5.42m x 4.78m )

Large double bedroom with front aspect window

## OUTSIDE

The property has pedestrian access onto a public

highway together with a shared yard facility to the rear.

## TENURE

The property will be offered for sale Freehold as an investment. Full details of the standard contract is available from the Agents upon request.

## SERVICES

We understand that mains water, drainage, electricity and gas are connected to the property. None of the services have been tested for capacity or correct functioning and potential purchasers should satisfy themselves entirely with regards to these matters.

## COUNCIL TAX BANDING

The property is situated within the County of Denbighshire.

## VIEWING

By arrangement with the Agents,  
Jones Peckover,  
61 Market Street,  
Abergele,  
Conwy  
LL22 7AF  
Tel: 01745 832240  
Email: abergele@jonespeckover.com

## DIRECTIONS

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

