



JONES PECKOVER

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Chartered Surveyors • Auctioneers • Land & Estate Agents

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Trigfa Hill Street, Corwen, LL21 0AY



- Character Cottage
- Central location
- Picturesque rural town
- 1 Bedroom Accommodation
 - Well presented
- First Time Buy/Investment Property
 - No Forward Chain
 - Priced to Sell

Welcome to this charming property located on Hill Street in the picturesque town of Corwen. This delightful terraced house boasts a cosy reception room, perfect for relaxing or entertaining guests. With one bedroom and one bathroom, this property is ideal for individuals or couples looking for a quaint and manageable living space.

Situated in a desirable location, this house offers easy access to local amenities, shops, and transport links, ensuring convenience and connectivity for its residents. Whether you're looking for a starter home, a peaceful retreat, or a quaint investment property, this terraced house on Hill Street is sure to capture your heart.

AGENTS REMARKS

The property comprises a self-contained one bedroom terrace house, with a shared rear courtyard. The property is conveniently situated close to town centre shops and amenities providing day to day services together with leisure and recreational activities close by.

ACCOMMODATION

Comprising ground floor living space with first floor bedroom and shower room.

Lounge area: 4.58m x 3.46m Tiled floor

Kitchen area: 4.24m x 1.80m

Hall: 1.98m x 1.43m with staircase

Bed 1: 4.63m x 2.40m

Bathroom: 3.72m x 2.27m with shower, wash hand basin and W.C

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.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property, and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

SERVICES

Mains electricity, gas, water and drainage are connected to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors

VIEWING

By arrangement with the Agents, Jones Peckover, 61 Market Street, Abergele, Conwy LL22 7AF.



