



BOWEN

PROPERTY SINCE 1862

Asking Price £240,000

Bryn Haul, Penybryn, Corwen LL21 0BD

🏠 3 Bedrooms 🚿 1 Bathroom

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General Remarks

This split-level "upside down" detached house commands far reaching views over the Valley, which is a major selling point. The internal living accommodation is flexible in how certain rooms are used but the current owners have it as a three bedroom property. With mature gardens on two sides and two driveways either side of the property, the main house consists of an entrance hallway; living room; kitchen/breakfast room; main bedroom; family bathroom with white suite and stairs down to two further bedrooms, both with large walk-in storage cupboards and a hallway with a further storage cupboard which used to be used as a separate w.c. An early viewing is strongly advised. EPC Rating - 74|C.

Location: Corwen has good day to day facilities including Grocery Shops, a Junior School, Leisure Centre, Doctors and a Dentist. The nearby town of Llangollen offers a wealth of sporting activities including kayaking, hiking and golf and is also home of the International Eisteddfod. There are also numerous Boutique-style Shops and a good choice of Bars, Restaurants and Cafes.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

On The Ground Floor:

Entrance Hallway: Wood-effect double glazed door and side panel to the front elevation. Wooden flooring. Storage cupboard.

Bedroom 1: 11' 2" x 10' 0" (3.41m x 3.05m) Wood-effect double glazed window to the front elevation. Radiator. Built-in wardrobes.

Living Room: 17' 4" x 10' 1" (5.29m x 3.08m) Two wood-effect double glazed windows to the rear elevation. Electric fire with brick surround. Radiator. Coved ceiling.

Kitchen/Breakfast Room: 14' 4" x 7' 5" (4.36m x 2.27m) Wood-effect double glazed window to the rear elevation. Wall and base units with complementary wooden work-tops. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral gas hob. Integral oven. Cooker hood. Space for fridge freezer. Plumbing for washing machine. Wall tiling. Tiled floor. Radiator. "Worcester" combination boiler.

Bathroom: 7' 5" x 5' 9" (2.25m x 1.74m) Double glazed window to the front elevation. White three piece suite comprising a p-shaped panelled bath, low level w.c. and wash hand basin. Fully tiled walls. Tiled floor. Heated towel rail.

On The Lower Ground Floor:

Hallway: Wood-effect double glazed door to the rear elevation. Radiator. Wooden flooring. Storage cupboards. Additional storage cupboard previously used as a w.c.

Bedroom 2: 11' 2" x 9' 11" (3.40m x 3.01m) Wood-effect double glazed window to the rear elevation. Radiator. Large walk-in storage cupboard.

Bedroom 3: 9' 11" x 6' 10" (3.02m x 2.09m) Wood-effect double glazed window to the rear elevation. Radiator. Large walk-in storage cupboard.

Outside: Externally there is a low maintenance garden to the front of the property which really catches the sun. There are Two Parking Spaces either side of the property. The side and rear gardens enjoy far-reaching views and are predominantly laid to lawn interspersed with mature and shrubs.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "D".

Directions: From the Agents Llangollen Office proceed up Castle Street to the traffic lights at which turn right onto the A5. Leave the town continuing past the old Berwyn Station carrying on through Glyndyfrdwy, Llidiart y Parc and into Corwen. After passing through The Square turn left at the traffic lights into Chapel Street and then immediately right into Mill Street. After a short distance turn right into a cul-de-sac and the property will be found on the right-hand side of the road.





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