

BOWEN

PROPERTY SINCE 1862



Asking Price £210,000

The Old Post Office, Carrog,
Corwen LL21 9AS

🏠 3 Bedrooms

🚿 2 Bathrooms

The Old Post Office, Carrog, Corwen LL21 9AS



General Remarks

An attractive three bedroom semi-detached house situated in the highly sought-after village of Carrog. With views over the Dee Valley, the property is within easy walking distance of the well regarded Grouse Inn and is offered for sale with No Onward Chain. With a good sized driveway and garage, the property briefly comprises living room with a beautiful wooden floor; kitchen with modern style units; rear hallway, downstairs w.c.; landing; main bedroom; en-suite bathroom; family bathroom; second floor landing and two further bedrooms. EPC Rating - 31|F.

Location: The property is located within an established residential area close to the centre of the picturesque village of Carrog. The village offers a selection of local amenities including a well know Public House and Primary School whilst the Llangollen Steam Railway has a Station on the fringes of the village. The larger town of Corwen is just over three miles away and offers a range of facilities and amenities with the renowned centre of Llangollen (eight miles) also within easy reach.



Accommodation

On The Ground Floor:

Living Room: 14' 8" x 12' 7" (4.47m x 3.83m) Composite door to the front elevation. Wood glazed window to the front elevation. Radiator. Woodblock flooring.

Kitchen: 12' 7" x 11' 7" (3.84m x 3.52m) Two wooden glazed windows to the side elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Electric point for cooker. Plumbing for washing machine. Wall tiling. Tiled floor. Radiator. Understairs storage cupboard.

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Your home may be repossessed if you do not keep up repayments on your mortgage

Rear Hallway: Wood glazed door to the side elevation. Radiator. Tiled floor. Cupboard housing the "Worcester" oil fired combination boiler.

Downstairs W.C.: Wood glazed window to the rear elevation. Low level w.c. and wash hand basin. Radiator. Wall tiling. Tiled floor.

On The First Floor:

Landing: Radiator.

Bedroom 1: 12' 8" x 11' 1" (3.86m x 3.39m) Two wooden sash windows to the front elevation. Radiator. Picture rail.

En-Suite Bathroom: 9' 2" x 5' 6" (2.80m x 1.68m) Wooden sash window to the side elevation. Three piece white suite comprising a panelled bath with electric shower over, low level w.c. and pedestal wash hand basin. Wall tiling. Radiator.

Bathroom: 11' 1" x 6' 5" (3.39m x 1.95m) Wooden sash window to the side elevation. Three piece white suite comprising a panelled bath with electric shower over, low level w.c. and pedestal wash hand basin. Wall tiling. Radiator.

On The Second Floor:

Landing: Radiator.





Bedroom 2: 12' 9" x 11' 3" (3.89m x 3.44m) Wooden sash window to the side elevation. Radiator.

Bedroom 3: 10' 10" x 7' 10" (3.30m x 2.39m) Wooden sash window to the side elevation. Radiator.

Outside: Externally there is a generously sized driveway to the front and side elevations which provides ample Off Road Parking leading up to the Garage and Storage Shed. To the rear of the property there is a low maintenance Yard.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" oil fired boiler situated in a cupboard off the Rear Hallway.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

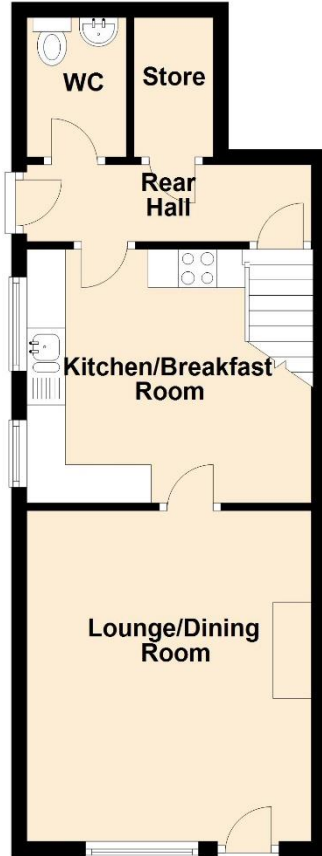
Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation use the Post Code LL21 9AS. From Llangollen take the main A5 in a westerly direction for seven miles to Llidiart y Parc turning right into the village. Continue down the hill over the bridge and then turn left for Carrog. Continue past The Grouse Inn through the village centre and the property can be found on the right-hand side of the road shortly after the Chapel.



Ground Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



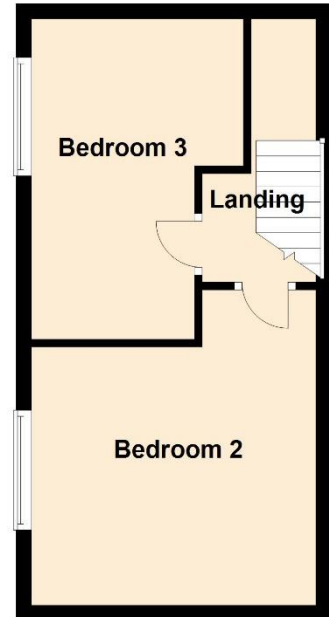
First Floor

Approx. 28.8 sq. metres (309.6 sq. feet)



Second Floor

Approx. 28.2 sq. metres (304.0 sq. feet)



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.