

# BOWEN

PROPERTY SINCE 1862



Guide Price £370,000

Pengwern, Carrog, Corwen LL21 9AT

🏠 5 Bedrooms    🚿 2 Bathrooms



# Pengwern, Carrog, Corwen LL21 9AT

## General Remarks

A substantial semi-detached Victorian Villa retaining a wealth of quality internal features within the picturesque village of Carrog, enjoying outlooks above a meander of the adjoining River Dee. Within the village is an excellent local Primary School, an active Community Village Hall, Carrog Station which is part of the Llangollen Steam Railway, as well as the widely known and award-winning Grouse Inn. The property has been subject to much meticulous restoration and the works have been highly successful in retaining the period essence of the original house. A commodious family home, worthy of internal inspection.

**Overview:** The property is subject to cosmetic works of completion, although the majority of the major tasks have been skilfully executed to retain the original period features. Work undertaken includes new drains to the property, electrical rewiring, the installation of a new heating system, major overhaul of the roof including replacement of lead-work and re-building of chimneys, grubbing up and replacement of all concrete floors incorporating new damp-proof membrane, supplementing timbers of suspended floors with steel-work where required, the insulation and re-plastering of the internal walls to increase thermal efficiency, the refurbishment of many of the period sash windows including replacement counter-weights where required, refitting of the kitchen



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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.

with bespoke units beneath timber block topped work surfaces and replacement sanitary fittings with quality modern counterparts.

## Accommodation

### On The Ground Floor:

**Entrance Vestibule:** 5' 6" x 4' 8" (1.68m x 1.43m)

Approached through a traditional panelled door. Dado rail. Quarry tiled floor. Cornice finish to ceiling. Inner part glazed door with matching period sides and upper reveals to:

**Reception Hall:** 22' 5" x 7' 1" (6.84m x 2.16m) Cornice finish to ceiling. Dado rail. Quarry tiled flooring with border surround. Pitch-pine staircase off. Smoke alarm. Ceiling rose.

**Lounge:** 14' 6" x 13' 3" (4.43m x 4.04m) Radiator. Ceiling rose. Period painted slate fireplace and hearth with central open fire. Cornice finish to ceiling. Picture rail. Pitch-pine door.

**Sitting Room:** 16' 0" x 13' 6" (4.87m x 4.11m) into bay window. Period fireplace with tiled shoulders and central open fire having tiled hearth. Cornice finish to ceiling. Pitch-pine door. Deep pitch-pine skirting boards.

**Dining Room:** 12' 11" x 12' 10" (3.94m x 3.90m) Picture rail. Cornice finish to ceiling. Period slate fireplace and hearth. Cornice finish to ceiling. Pitch-pine door.

**Rear Hallway:** 14' 2" x 3' 4" (4.31m x 1.02m) Period back door. Slate flag flooring.

**Utility Room:** 10' 8" x 5' 5" (3.25m x 1.66m) Slate flag flooring. Separate toilet with modern two piece period style suite comprising high-rise close flush w.c. and pedestal wash hand basin. Space with plumbing for automatic washing machine. Space for tumble dryer. Central heating control and thermostat.

**Period Walk-In Pantry:** 5' 9" x 3' 8" (1.74m x 1.13m).

**Kitchen and Breakfast Room:** 21' 5" x 10' 0" (6.54m x 3.06m) Fitted with a range of bespoke painted hand-made period-style base units set beneath oak block topped work surfaces and replacement of sanitary fittings with quality modern counterparts. Slate flag flooring. Porcelain double inset Belfast sink unit. Radiator. Back door. Smoke alarm. Space for double refrigerator. Space for cooker. Integrated dishwasher.

### On The First Floor:

**Landing:** 21' 2" x 7' 0" (6.44m x 2.14m) Dado rail. Cornice finish to ceiling. Smoke alarm. Radiator.

**Bedroom 1:** 17' 6" x 13' 5" (5.33m x 4.08m) Bay window. Views of the River Dee. Two radiators. Picture rail. Period fireplace. Pitch-pine door.

**Bedroom 2:** 14' 4" x 13' 1" (4.36m x 4.00m) Period fireplace. Radiator. Picture rail. Coved finish to ceiling. Views of the River Dee. Pitch-pine door.

**Bedroom 3:** 12' 11" x 13' 0" (3.94m x 3.95m) Period fireplace. Coved finish to ceiling. Two radiators. Pitch-pine door.

**Box Room:** 5' 7" x 5' 7" (1.70m x 1.69m) Radiator. Access window to Front Balcony. Pitch-pine door.

**Bathroom 1:** 13' 6" x 10' 6" (4.12m x 3.20m) Highly appointed with modern four piece period style suite comprising close flush w.c., pedestal wash hand basin, free-standing roll-top style bath set on raised feet together with separate shower having black tray with high-end enclosing glazed cubicle and chrome finished fittings including deluge rain-head. Radiator incorporating heated towel rail. Wall-light point. Feature tiled floor.















**Rear Landing:** 9' 5" x 3' 5" (2.88m x 1.04m) to Potential Guest Suite.

**Bedroom 4:** 10' 0" x 9' 6" (3.06m x 2.90m) Radiator.

**Bedroom 5:** 10' 1" x 7' 0" (3.08m x 2.14m)

**Bathroom 2:** 9' 10" x 5' 7" (3.00m x 1.70m) Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and separate shower tray having instant heat electric shower fitted above. Part travertine tiling to walls with border tiling.

**Separate WC:** 6' 10" x 3' 11" (2.08m x 1.20m) Presently without a fitted suite.

**Basement:** 15' 7" x 13' 3" (4.75m x 4.05m) 2.23m minimum head height. Fitted with light and power. Floor mounted "Worcester" modern gas-fired central heating boiler having separate pressure vessel/hot water cylinder. Slate flagged flooring.

**Outside:** To the front, side and rear elevations there are presently uncultivated areas of garden. There is pedestrian access to the property from the highway to the front to the front door, along the side of the property and also to the rear. At the rear of the plot there is a pre-cast concrete sectional Garage.

**Services:** Mains water, oil, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by a modern "Worcester" gas-fired boiler situated in the Basement.

**Tenure:** Freehold. Vacant Possession available upon Completion.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "F".

**EPC:** EPC Rating - 52|E.

**Directions:** From the Agents Llangollen Offices proceed up Castle Street to the traffic lights at which turn right in the direction of Corwen. Leave the town and continue through Berwyn (past Berwyn Station) and on through Glyndyfrdwy and into Llidiart-y-Parc. In Llidiart-y-Parc take the right-hand turning prior to the Garage towards Carrog. Proceed down the hill and enter Carrog over the old bridge bearing to the left past The Grouse Inn Public House. Continue until the property is observed on the right-hand side.

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