

# BOWEN

PROPERTY SINCE 1862



Asking Price £190,000

Arwelfa, 2 Llandrillo Road, Cynwyd,  
Corwen LL21 0LU

🏠 3 Bedrooms

🚿 1 Bathroom



## Arwelfa, 2 Llandrillo Road, Cynwyd, Corwen LL21 0LU



### General Remarks

A traditional pre-war style bow-fronted semi-detached property situated on the fringe of Cynwyd, which provides a range of day-to-day amenities. The property occupies a wide plot with ample parking and garden to the side. The house has modern fittings to the kitchen and bathroom and is double-glazed and centrally heated. There are two reception rooms, three bedrooms, bathroom and a useful ground floor WC and Utility. The picturesque rural village of Cynwyd lies in the Dee Valley on the B4401 between Corwen (2 miles) and Bala (10 miles). NO ONWARD CHAIN.

### Accommodation

#### On The Ground Floor:

**Entrance Hall:** 15' 11" x 5' 11" (4.85m x 1.80m)

Approached though a hardwood door having stained glass reveal. Smoke alarm. Radiator. Understairs storage cupboard.

**Cloakroom:** 4' 11" x 3' 1" (1.50m x 0.95m) Fitted with two piece white suite comprising close flush w.c. and wall mounted wash basin having monobloc mixer tap attachment and tiled splash-back. Radiator. Single glazed window.

**Lounge:** 13' 5" x 12' 2" (4.10m x 3.70m) Double glazing to bow window having lead-lighted upper transoms. Brick fire surround over slate hearth. Radiator. Picture rail. Smoke alarm. Television aerial point.

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**Dining Kitchen:** 12' 2" x 11' 0" (3.70m x 3.35m)

Fitted with range of modern laminate beech effect fronted units comprising stainless steel single drainer sink unit set into double base cupboard having space beneath with plumbing for dishwasher. Separate base cabinets with drawer pack having suspended wall cabinets above. Space for upright fridge freezer. Feature arched brickwork to chimney breast having fitted cooker and further base storage cupboards. Fitted shelving and original cupboards to recesses. Quarry tiled flooring. Double glazed window and double glazed back door.

**Utility Room:** 6' 9" x 6' 1" (2.05m x 1.85m) Fitted work surface having spaces beneath for washing machine and dryer. Floor mounted oil-fired central heating boiler. Digital central heating control.

**On The First Floor:**

**Landing:** Loft access-point to insulated roof space. Single glazed window.

**Bedroom 1:** 12' 6" x 10' 2" (3.80m x 3.10m) Double glazed window. Radiator. Picture rail. Airing cupboard containing high-pressure hot water cylinder having fitted shelving above.









**Bedroom 2:** 12' 0" x 10' 2" (3.65m x 3.10m) Double glazed window. Radiator. Picture rail.

**Bedroom 3:** 9' 0" x 8' 0" (2.75m x 2.45m) Double glazed window. Radiator. Picture rail.

**Bathroom:** 8' 0" x 6' 11" (2.45m x 2.10m) Fitted with modern three piece white suite comprising close flush w.c., vanity wash basin and panelled bath having instant heat electric shower fitted above. Full tiling to shower area. Tiled splash-back to wash basin. Double glazed window. Radiator. Fitted mirror-fronted bathroom cabinet.

**Outside:** The property occupies a rectangular shaped plot approached from the highway via a parking driveway. The driveway has Secondary Parking and is flanked by an established lawn. There is a further lawn to the front. At the rear there is a low maintenance area with the oil storage tank. The boundaries are defined by established fencing.

**Services:** The property is understood to be connected to mains water, electricity and foul drainage subject to statutory regulations. The central heating is a conventional radiator system effected by an oil-fired boiler situated in the Utility Room.

**Tenure:** Freehold with full Vacant Possession available upon Completion. NO CHAIN.

**EPC:** EPC Rating - 51|E.

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

**Directions :** From Llangollen proceed on the A5 towards Glyndyfrdwy and Corwen. Continue through Corwen and upon leaving the town take the left-hand turning onto the B4401 signposted for Cynwyd. Follow this road for just over 1.5 miles into the village. As you go to leave the village, the property will be approached on the right-hand side.



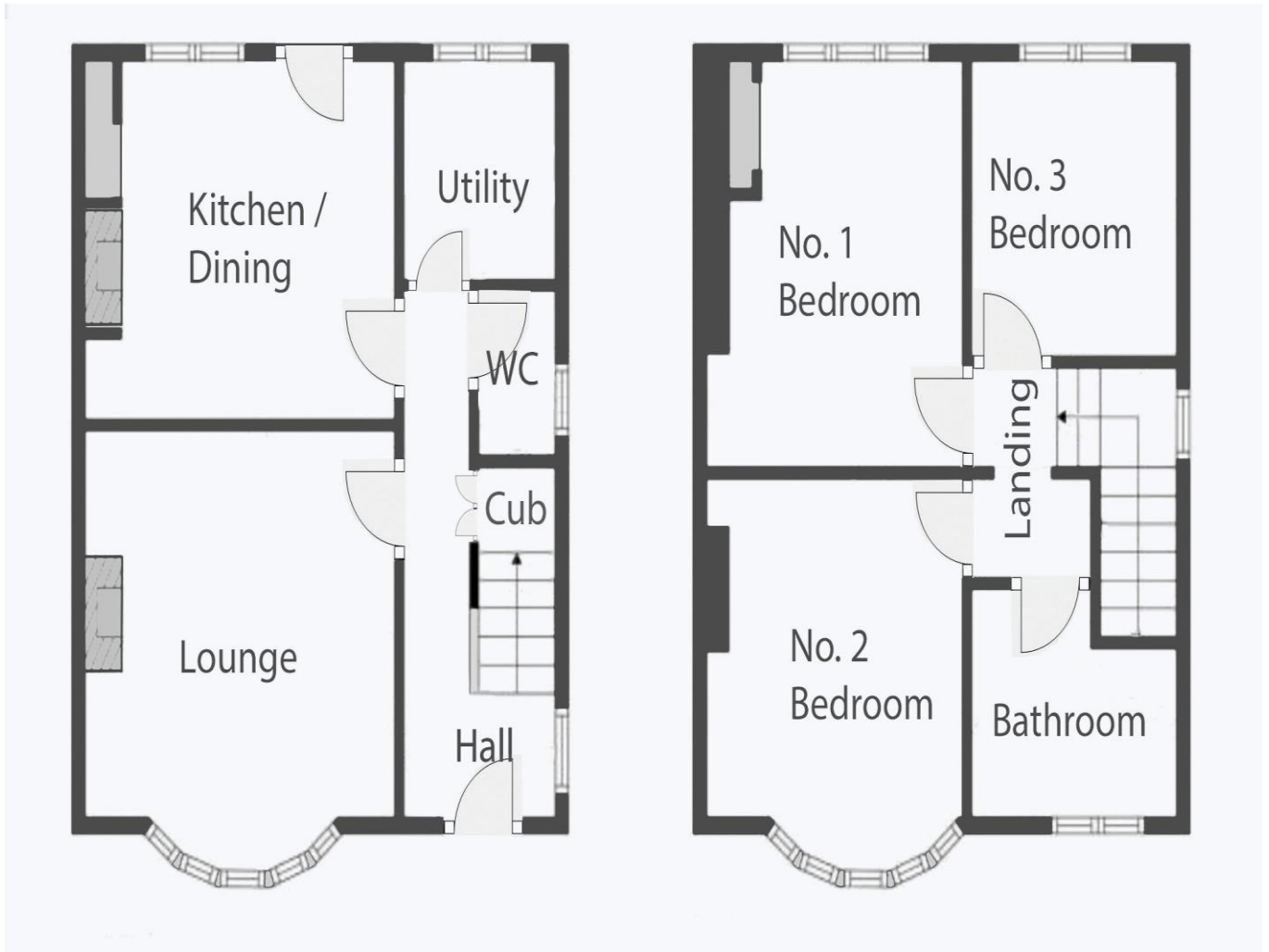
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