

BOWEN

PROPERTY SINCE 1862



Asking Price £165,000

7 New Inn Terrace, Glyndyfrdwy,
Corwen LL21 9HR

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

This charming two bedroom cottage has been comprehensively modernised in a very sympathetic way in recent times and now boasts living accommodation which combines character features with numerous high quality fixtures and fittings. Internally the property briefly comprises of a living room with stunning exposed chimney breast and engineered oak flooring, which continues through the whole of the ground floor, a good kitchen with units that are perfectly in-keeping with the overall style of the property, dining room extension, landing, main bedroom with built-in storage, a further bedroom and a bathroom complete with white suite. An early viewing comes highly recommended.

Location: The property is located in the popular village of Glyndyfrdwy in the heart of the Dee Valley. Glyndyfrdwy is situated approximately five miles from Llangollen to the west. Internationally renowned for the Eisteddfod, Llangollen also offers a wide range of day to day facilities including good Schools, a modern Health Centre and a wide range of Shops including Greengrocers, Butchers and Bakers.

Accommodation

On The Ground Floor:

Living Room: 14' 4" x 13' 1" (4.36m x 3.98m) Double glazed composite door to the front elevation. Double glazed wooden framed windows to the front elevation. Engineered oak flooring. Radiator. Feature slate chimney breast

Kitchen: 14' 7" x 5' 7" (4.45m x 1.71m) Wooden double glazed window to the rear elevation. Quality wall and base units with complementary wooden work-tops. Belfast sink with contemporary-style mixer tap. Electric point for cooker. Cooker hood. Integral fridge and freezer. Plumbing for washing machine. Wall tiling. Down-lighters. Modern-style radiator. Engineered oak flooring.

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.

Dining Room: 11' 5" x 7' 4" (3.47m x 2.23m) PVCu double glazed French doors to the rear elevation. PVCu double glazed door to the side elevation. Engineered oak flooring. Radiator. Down-lighters.

On The First Floor:

Landing: Down-lighters.

Bedroom 1: 11' 5" x 8' 10" (3.48m x 2.68m) Wooden framed double glazed window to the front elevation. Radiator. Engineered oak flooring. Storage cupboard.

Bedroom 2: 9' 5" x 8' 2" (2.87m x 2.49m) Wooden framed double glazed window to the rear elevation. Radiator. Engineered oak flooring. Attic hatch.

Bathroom: 6' 4" x 6' 0" (1.94m x 1.82m) Wooden framed double glazed window to the rear elevation. White three piece suite comprising a p-shaped panelled bath with shower over, low level w.c. and wash hand basin inset into cabinet. Radiator. Wall tiling. Wood-effect flooring. Down-lighters.





Outside: Externally there is Parking to the front of the property, whilst to the rear there is a low maintenance landscaped garden which enjoys pleasant rural views.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Maestro" oil-fired boiler situated in the rear garden.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 72|C.

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

Directions: From the Agents Llangollen Office proceed up Castle Street to the traffic lights at which turn right onto the A5 in the direction of Corwen. Continue out of the town following the Valley Road for approximately 5.5 miles to the village of Glyndyfrdwy. Once in the village pass the Cemetery on the left-hand side of the road and after a short distance take a right into New Inn Terrace and the property will be observed on the left-hand side of the lane.



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