

BOWEN

PROPERTY SINCE 1862



Asking Price £165,000

2 Cross Terrace, Carrog,
Corwen LL21 9AL

🛏 2 Bedrooms

🚿 1 Bathroom

2 Cross Terrace, Carrog, Corwen LL21 9AL



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

General Remarks

Occupying a semi-rural location on the fringes of the village, this charming two bedroom cottage enjoys pleasant views to both the front and rear elevations and is offered for sale with the benefit of NO ONWARD CHAIN. Internally the property briefly comprises of a lounge diner with an exposed brick chimney breast and multi-fuel burner, kitchen, bathroom, landing, main bedroom and a further double bedroom with built-in storage. The Grouse Inn on the other side of the village and the stream at the bottom of the garden are two other major selling points.

Accommodation

On The Ground Floor:

Lounge Diner: 18' 7" x 12' 0" (5.67m x 3.65m)

Wooden glazed door and window to the front elevation. Exposed chimney breast with inset multi-fuel burner and slate hearth. Beamed ceiling. Understairs storage cupboard.

Kitchen: 7' 10" x 6' 4" (2.40m x 1.92m) Wooden glazed door and window to the rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Electric point for cooker. Space for fridge. Wall tiling.

Bathroom: 7' 10" x 5' 5" (2.38m x 1.64m) Wooden glazed window to the rear elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Fully tiled walls. Airing cupboard.

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.

On The First Floor:

Landing: Attic hatch.

Bedroom 1: 12' 0" x 10' 2" (3.66m x 3.11m)
Wooden glazed window to the front elevation.

Bedroom 2: 8' 11" x 8' 3" (2.73m x 2.51m)
Wooden glazed window to the rear elevation.
Built-in storage.

Outside: Externally there is a small lawned garden to the front of the property with a paved Patio to the rear. The garden then slopes down with the rear boundary being the stream.

Services: The property is on mains water and drainage but there is currently no central heating installed. There is however a multi-fuel burner in the Lounge Diner.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 40|E.

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

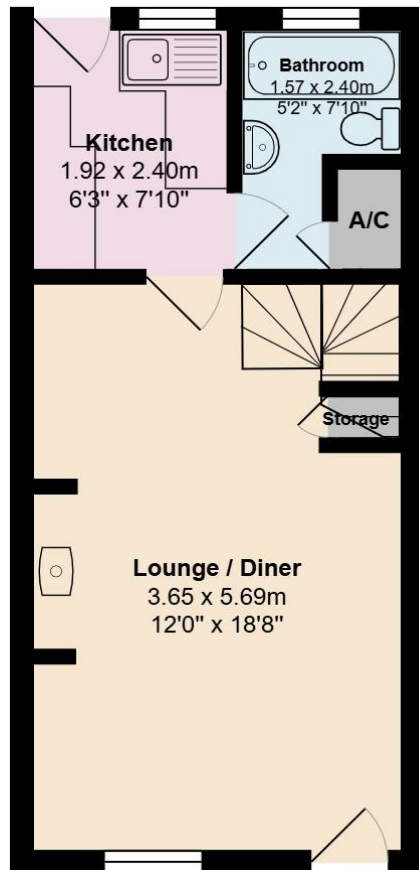




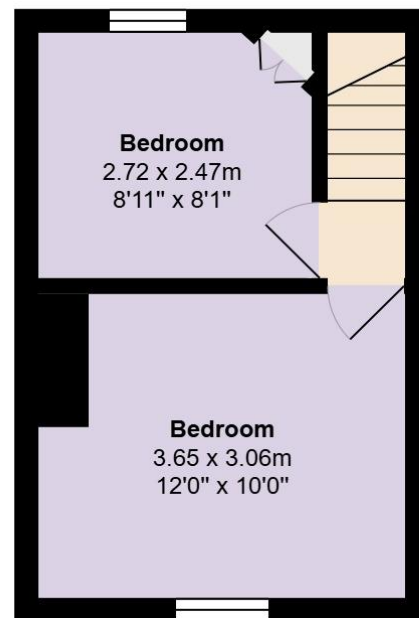
Directions: For satellite navigation purposes use the post code LL21 9AL. From Llangollen take the main A5 in a westerly direction for seven miles to Llidiart y Parc, turning right into the village. Continue down the hill, over the bridge, and then turn left for Carrog. Continue past The Grouse Inn through the village centre and once out of the main part of the village the property will shortly be observed on the right-hand side of the road with a for-sale board.



2, Cross Terrace, Carrog, Corwen, LL21 9AL



Ground Floor



First Floor

Total Area: 50.9 m² ... 548 ft²

All measurements are approximate and for display purposes only

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