

BOWEN

PROPERTY SINCE 1862



Offers in the region of £165,000

4 New Inn Terrace, Glyndyfrdwy,
Corwen LL21 9HR

🛏 2 Bedrooms

🚿 1 Bathroom

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General Remarks

A modernised and extended terraced cottage with character features and double-width off-road parking comprising an enclosed porch, living room with beamed ceiling and multi-fuel stove to an exposed brick fireplace, 21'6" dining kitchen with white cottage style-units, split-level cooker and French windows to the rear garden, shower room, rear porch, two bedrooms and a cloakroom in a popular village location nestling in the beautiful Dee Valley five miles from Llangollen.

Location: The property is located in the popular village of Glyndyfrdwy in the heart of the beautiful Dee Valley. Glyndyfrdwy is situated on the A5 approximately five miles equidistant between Llangollen and Corwen. Llangollen is internationally renowned for the Eisteddfod and provides a wide range of day to day facilities including good Schools, a modern Health Centre and a range of Shops including Supermarkets, Greengrocers, Butchers and Bakers.

Constructed of rendered external elevations beneath a slated roof with a flat roofed single storey extension to the rear.

Accommodation

On The Ground Floor:

Enclosed Porch: 5' 4" x 3' 9" (1.62m x 1.14m)

Approached through a part glazed hardwood framed door. Radiator. Ceramic tiled floor. PVCu framed double glazed door to:

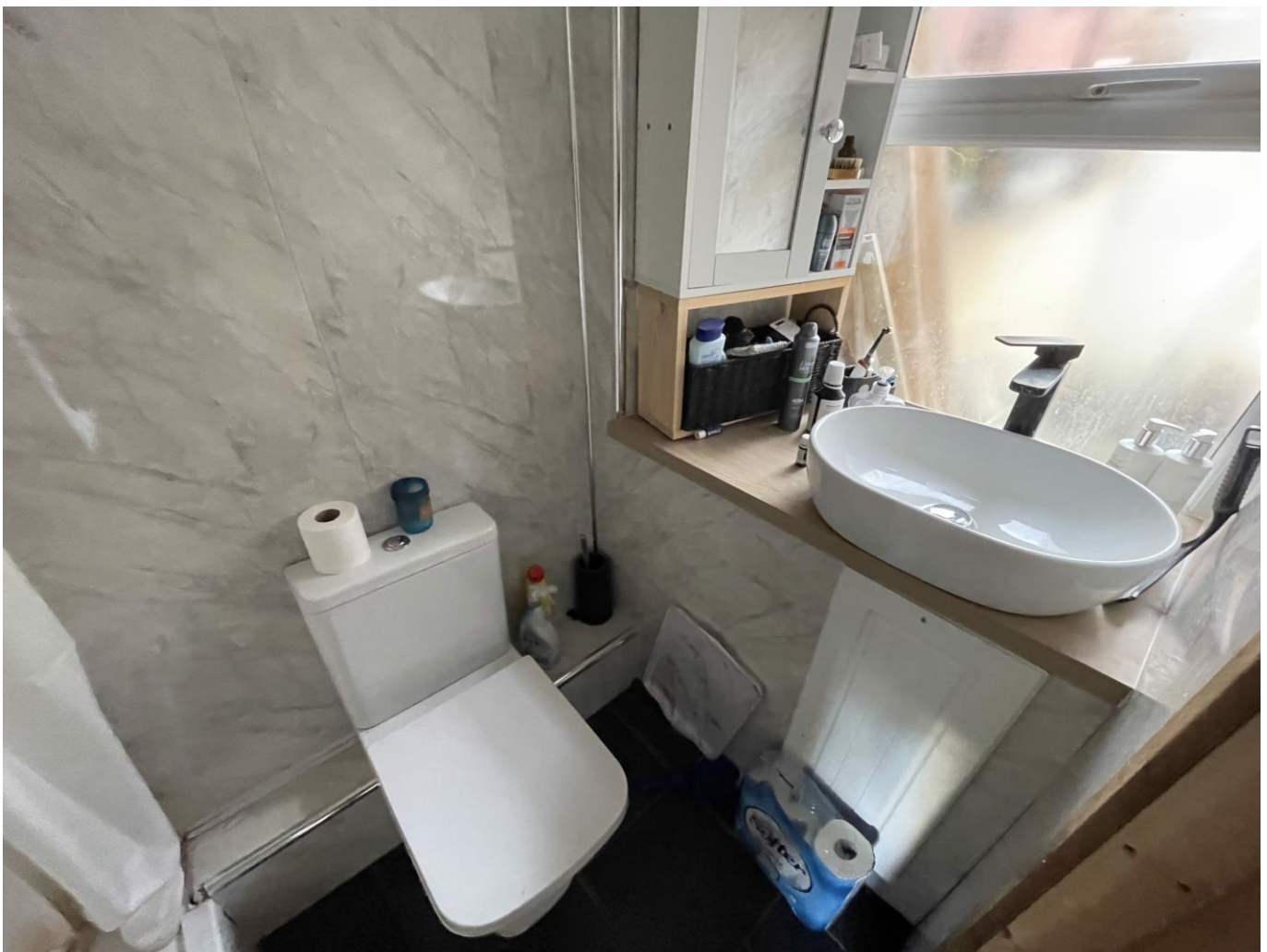
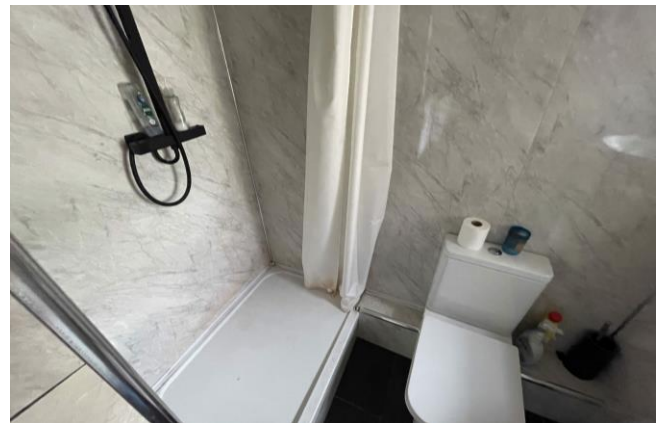
Living Room: 14' 10" x 12' 7" (4.52m x 3.83m) including staircase leading off. Enclosed multi-fuel stove to an exposed brick surround. Radiator. Built-in shelving to alcoves with wall-light points. Oak finished laminate flooring. Exposed beamed ceiling. Four double power points.

Extended Dining Kitchen: 21' 6" x 10' 6" (6.55m x 3.20m) and 9' 6" (2.81m). Fitted with cottage-style units having wood-effect laminate work surfaces including a single drainer composite sink inset into a double base unit with extended work surface, beneath which there is plumbing for a washing machine. Further corner range of four-doored base units and one drawer pack incorporating an inset ceramic hob with chimney-style filter hood above. Adjoining tall unit with an eye-level double oven having storage above and below. Four three-branch spot-lights fittings. Ceramic tiled floor. Radiator. French windows to rear garden. Six double, two single and

electric cooker points. Free-standing "Worcester" oil-fired combination boiler.

Shower Room: 5' 7" x 3' 3" (1.70m x 0.99m) Fitted three piece white suite comprising a full-width shower tray with mains thermostatic shower fitting, close coupled dual flush w.c. and vanity wash hand basin with stand-alone monobloc mixer tap. Water-proof boarded walls.

Covered Rear Porch: 12' 6" x 4' 0" (3.81m x 1.22m) With part double glazed PVCu framed external door.





On The First Floor:

Landing:

Bedroom 1: 11' 10" x 9' 8" (3.60m x 2.94m) Built-in cupboard and wardrobe over stairs. Further fitted wardrobe with sliding doors to alcove. Two wall-lights. Radiator. Three double power points.

Bedroom 2: 11' 5" x 6' 9" (3.48m x 2.06m) Radiator. Built-in wardrobe. Two double power points.

Cloakroom: 6' 8" x 2' 11" (2.03m x 0.89m) Combination close coupled dual flush w.c. with wash hand basin above. Inset ceiling light.

Outside: Slate covered double-width Parking to the front. Slate covered rear garden area with raised beds, galvanised Store Shed and oil storage tank.

Services: Mains water, electricity and drainage are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination oil-fired boiler situated in the Dining Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 61|D.

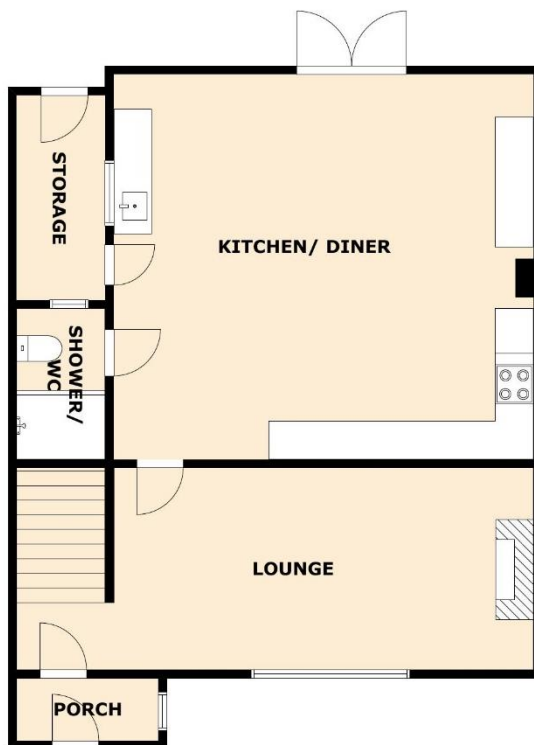
Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation use the post code LL21 9HR. From Llangollen proceed west on the A5 in the direction of Corwen. Continue 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.



GROUND FLOOR

Approx. 38.83 sq. metres (417.9 sq.feet)



1ST FLOOR

Approx. 27.16 sq. metres (292 sq.feet)



TOTAL

Approx. 65.99 sq. metres (709.7 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.