

BOWEN

PROPERTY SINCE 1862



Asking Price £135,000

2 Tan Llan, Carrog, Corwen LL21 9AR

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

Situated within the popular and picturesque riverbank village of Carrog, 2 Tan Llan comprises a traditional semi-detached cottage having a spacious living room with stone inglenook fireplace and multi-fuel burning stove and dining sized kitchen. The reception is to a wide hallway, whilst on the first floor there are two double bedrooms and a bathroom. The property has great potential for modernisation. Externally there is parking to an over-sized garage and an enclosed garden.



Accommodation

On The Ground Floor:

Wide Reception Hall: 15' 3" x 7' 10" (4.65m x 2.39m)

Approached through a double glazed door. Radiator. Electric night storage heater. Fitted coat hooks. Understairs storage cupboard off. Smoke alarm. Central heating thermostat. Telephone point.

Rear Recessed Porch: 4' 2" x 3' 4" (1.27m x 1.01m)
Tiled step.

Kitchen and Dining Room: 15' 3" x 9' 9" (4.66m x 2.98m) Fitted with dated base and wall cupboards having laminate-topped work surfaces with inset stainless steel double drainer sink unit. Space for cooker. Space for refrigerator. Space with plumbing for automatic washing machine. Radiator. Double glazed windows to front and rear.

Lounge: 15' 5" x 13' 6" (4.69m x 4.12m) Recessed stone Inglenook fireplace having on-set cast-iron multi-fuel burning stove. Double glazed windows to front and rear. Television aerial point. See later note regarding heating.

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

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: 7' 10" x 5' 6" (2.38m x 1.68m) Double glazed window.

Bedroom 1: 15' 0" x 12' 3" (4.57m x 3.73m) Double glazed windows to front and rear. Fitted with two double louvre-door wardrobes containing hanging rails with blanket cupboards above recess for double bed. Fitted reading lights. Electric night storage heater. Smoke alarm.

Bedroom 2: 12' 11" x 9' 7" (3.93m x 2.92m) Built-in storage cupboard. Airing cupboard containing hot

water cylinder with immersion heater. Double glazed window. Electric night storage heater.

Outside: The property is approached via a tarmacadam driveway. The driveway turns to a Parking Space with over-sized Garage beyond (7.14m x 4.79m) fitted with up and over door. LP gas storage tanks. The rear of the property is approached by the vehicular access. To the front elevation there is a well-defined predominantly lawned garden bounded by wall and fencing. There is an apparent pedestrian right of way to the front garden over the property next-door.





Services: Mains water, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The LP gas cylinders serve the hob to the cooker in the kitchen. Heating is via electrical appliances as articulated within the particulars. The domestic hot water is effected by a conventional immersion heater system. There is a back boiler to the multi-fuel cast-iron burning stove in the lounge, which effects the radiator outlets via a circulatory pump. The back boiler also is available to heat the hot water.

Tenure: Freehold. Vacant Possession on Completion.

EPC: EPC Rating - 37/F.

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

Directions: From Llangollen proceed in the direction of Corwen on the A5, continuing through Glyndyfrdwy towards Llidiart y Parc. In Llidiart y Parc take the right-hand turning (by the Garage) signposted Carrog. Pass over the ancient River Dee bridge and bear left towards the village, passing The Grouse Inn on the right-hand side. Continue to the War Memorial at the centre of the village, taking the left-hand turning immediately thereafter onto Tan Llan. The property will be observed on the right-hand side.





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