

BOWEN

PROPERTY SINCE 1862



Asking Price £139,950

12 Trem Y Foel, Cynwyd,
Corwen LL21 0NH

🏠 3 Bedrooms

🚿 1 Bathroom

12 Trem Y Foel, Cynwyd, Corwen LL21 0NH



General Remarks

A modern end of terrace three bedroom property recently improved by the installation of new internal doors, new units to the dining kitchen with split-level cooker and a replacement gas combi boiler in a pleasant village cul-de-sac location approximately two miles from Corwen. NO ONGOING CHAIN.

This modern end of terrace property comprises an entrance hall, cloakroom, lounge, dining kitchen, rear utility porch with two store rooms off, landing, three bedrooms and a white bathroom with over-bath mains shower. It has been improved during the last two years by the installation of new white four panel internal doors, a replacement gas fired combi boiler and a refitted dining kitchen with grey shaded high gloss units incorporating a built-under electric oven and inset ceramic hob. Outside there is an open plan lawned front garden and fenced rear.

Location: The village of Cynwyd lies in the magnificent Dee Valley. It is located on the B4401 approximately two miles from Corwen and offers a Village Shop/Post Office; Infant & Junior Schools; Pub and local bus service. The house is in a cul-de-sac with a fenced children's playground to the rear. Corwen provides Health and Leisure Centres, Library, Chemist, Butcher, Baker, Grocery, the Llangollen Steam Railway & various Pubs and Eateries. The nearby town of Llangollen (11 miles) offers a wealth of sporting activities including kayaking, hiking and golf and is also home of the International Eisteddfod. Bala a similar distance in the opposite direction is one of the gateways to Yr Wyddfa (Snowdonia).

Constructed: of brick-faced external cavity walls beneath a pitched concrete tile-clad roof.

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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.

Accommodation

On The Ground Floor:

Entrance Hall: 20' 6" x 5' 11" (6.24m x 1.80m)
including staircase leading off. Ceramic tiled floor.
Radiator.

Cloakroom: Fitted with a two piece white suite
comprising a low level w.c. and a corner wash hand
basin with tiled splash-back. Radiator.

Lounge/Diner: 15' 10" x 11' 3" (4.82m x 3.43m)
Living flame electric fire to an ornate fireplace
surround. Radiator.

Dining Kitchen: 17' 6" x 9' 5" (5.33m x 2.87m)

Refitted within the last two years with grey toned high
gloss laminate fronted units including a single drainer
stainless steel sink inset into a range of six-doored
base units with extended work surfaces, beneath
which there is plumbing for a washing machine and a
built-under "Bosch" electric oven. Inset ceramic hob
with a chimney-style filter hood above set between
eight-doored suspended wall cabinets. Inset ceiling
lighting. Radiator.





Rear Utility Porch: 9' 2" x 5' 7" (2.79m x 1.70m) Wall mounted "Vokera" combination gas-fired boiler. Security style external door. Galvanised roof. Two built-in store cupboards.

On The First Floor:

Landing: 7' 11" x 6' 2" (2.41m x 1.88m) Loft access-point. Linen cupboard with radiator.

Bedroom 1: 11' 3" x 10' 10" (3.43m x 3.30m) Radiator.

Bedroom 2: 14' 6" x 9' 7" (4.42m x 2.92m) Radiator.

Bedroom 3: 9' 1" x 7' 10" (2.77m x 2.39m) Radiator.

Bathroom: 7' 5" x 6' 2" (2.26m x 1.88m) including stairhead with built-in cupboard above. Fitted three piece white suite comprising a panelled bath with a mains thermostatic shower above, pedestal wash hand basin and low level w.c. Part tiled and water-proof boarded wall. Ceramic tiled floor. Radiator.

Outside: Open plan lawned front garden. Enclosed grassed rear with pedestrian access to a footpath, beyond which there is a fenced children's play area.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Vokera" combination gas-fired boiler situated in the Rear Utility Porch.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 67|D.

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

Directions: From Llangollen proceed on the A5 towards Glyndyfrdwy & Corwen. Continue through Corwen and on 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 before turning left immediately after The Blue Lion Public House. After about 75 yards turn left into Trem y Foel following the road around to the left, when No. 12 will be seen on the right.



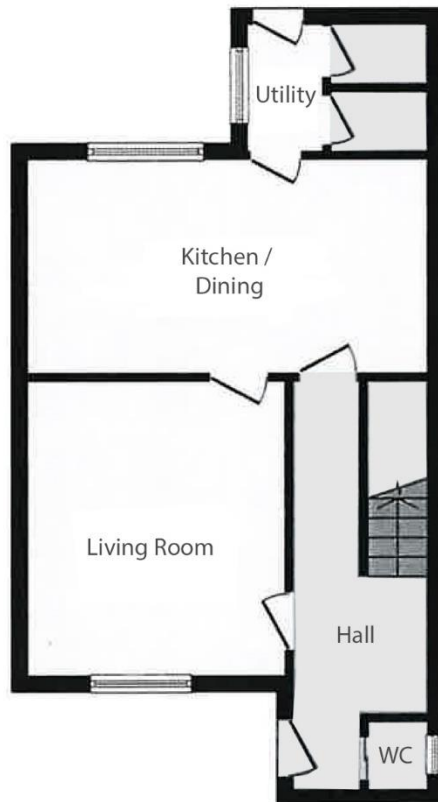
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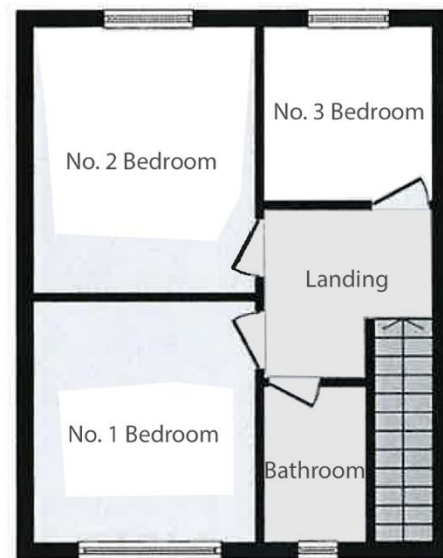
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Ground Floor:
44.3 sqm (approx 477 sqft)



First Floor:
37.2 sqm approx 401 sqft

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