

**BOWEN**

PROPERTY SINCE 1862



Asking Price £155,000

Minffordd House, Bridge Street,  
Corwen LL21 0AB

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🏠 3 Bedrooms

🚿 1 Bathroom

# Minffordd House, Bridge Street, Corwen LL21 0AB



## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

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

### General Remarks

Minffordd House has recently undergone a comprehensive scheme of modernisation within the last twelve months and the living accommodation now boasts numerous high quality fixtures and fittings which now sit seamlessly alongside the character features which still remain. With two spacious reception rooms, the property also benefits from a new kitchen and a four piece bathroom suite. The central heating system has been completely upgraded with new radiators and a "Worcester" combi boiler and the property is double glazed throughout. Located within easy walking distance of The Square the property is offered for sale with NO ONWARD CHAIN and an early viewing is advised.

**Location:** Corwen has good day-to-day facilities including Grocery Shops, a Junior School, Leisure Centre, Doctors and a Dentist. The nearby town of Llangollen offers a wealth of sporting activities including kayaking, hiking and golf and is also home of the International Eisteddfod. There are also numerous Boutique-style Shops and a good choice of Bars, Restaurants and Cafes.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** Double glazed composite door to the side elevation. Radiator. Wood-effect flooring. Beamed ceiling.

**Sitting Room:** 15' 2" x 11' 10" (4.63m x 3.61m) PVCu double glazed window to the side elevation. Radiator. Wood-effect flooring. Beamed ceiling. Understairs storage cupboard.

**Living Room:** 17' 3" x 10' 0" (5.26m x 3.06m) PVCu double glazed window to the front elevation. Two radiators. Cupboard housing a "Worcester" combination boiler.

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.



**Kitchen:** 14' 4" x 7' 0" (4.37m x 2.14m) PVCu double glazed door and window to the side elevation. New wall and base units with complementary wood-effect work surfaces and splash-backs. Stainless steel sink and drainer unit with mixer tap. Integral electric oven and hob. Cooker hood. Plumbing for washing machine. Space for fridge freezer. Radiator. Wood-effect flooring.

**On The First Floor:**

**Landing:**

**Bedroom 1:** 14' 1" x 12' 2" (4.28m x 3.71m) PVCu double glazed window to the side elevation. Radiator.

**Bedroom 2:** 9' 11" x 9' 1" (3.03m x 2.76m) PVCu double glazed window to the front elevation. Radiator.

**Bedroom 3:** 8' 4" x 8' 0" (2.53m x 2.45m) PVCu double glazed window to the front elevation. Radiator.

**Bathroom:** 13' 11" x 6' 9" (4.23m x 2.07m) PVCu double glazed window to the side elevation. Double glazed sky-light to the side elevation. Four piece white suite comprising a panelled bath, shower cubicle, low level w.c. and wash hand basin set into cabinet. Wall tiling. Tiled floor. Heated towel rail.







**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in a cupboard in the Living Room.

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

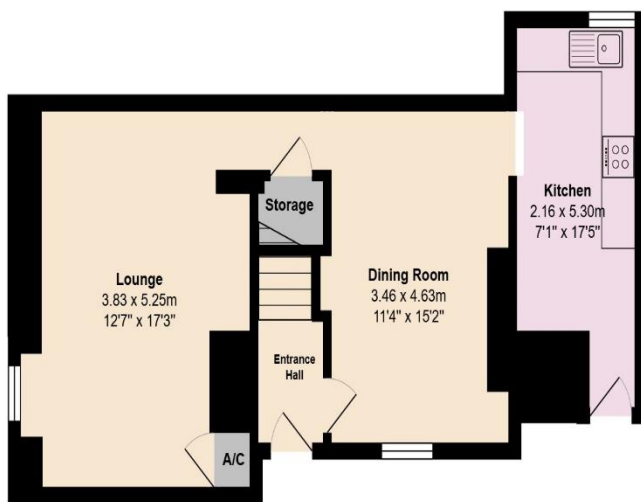
**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 74|C.

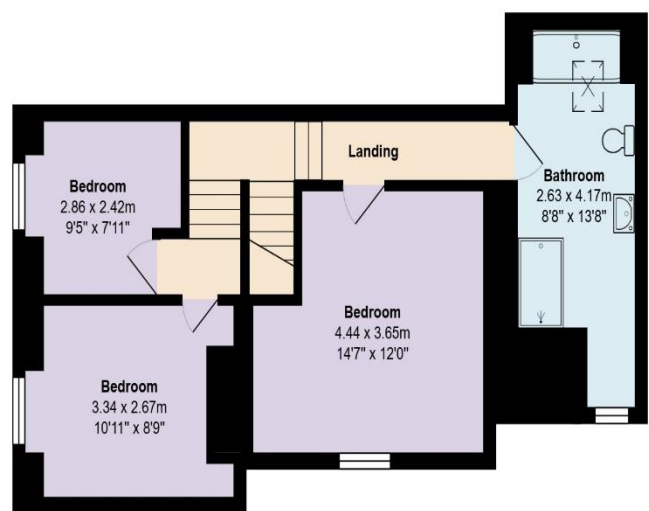
**Council Tax Band:** The property is valued in Band "C".

**Directions:** From the Agents Llangollen Offices proceed up Castle Street to the traffic lights at which turn right onto the A5. Leave the town continuing eventually past the Old Berwyn Station, carrying on through Glyndyfrdwy, Llidiart y Parc and on into Corwen. After passing through The Square and then the black and white building, continue until you see the parking lay-by zone on the left-hand side opposite the row of stone Victorian villa houses. "Minffordd House" is the next house on the right.

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Ground Floor



First Floor

Total Area: 105.0 m<sup>2</sup> ... 1130 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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