



# BOWEN

PROPERTY SINCE 1862

Asking Price £195,000

4 High Street, Llandrillo,  
Corwen LL21 0TL

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🏠 2 Bedrooms

🚿 1 Bathroom

# 4 High Street, Llandrillo, Corwen LL21 0TL



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### General Remarks

Located within the heart of the village of Llandrillo is this exceptional two bedroom, Grade II Listed cottage. Brimming with characterful features throughout including traditional Inglenook fireplace and timber beams. Set within the Llandrillo Conservation Area, the picturesque rural village is located on the fringe of the Berwyn Mountain Range. The village is five miles from Corwen, eight miles from Bala and fifteen miles from Llangollen. Internal viewing recommended to appreciate this cosy Welsh cottage.

### Accommodation

#### On The Ground Floor:

**Lounge:** 12' 11" x 12' 4" (3.93m x 3.77m) Fitted carpet. Double glazed timber framed window to front elevation. Radiator. Solid wood entrance door. Four wall-light fittings. Power points. Television aerial point. Beams to ceiling. Inglenook fireplace with multi-fuel burner on a slate hearth.

**Dining Room:** 15' 9" x 7' 5" (4.81m x 2.25m) Fitted carpet. Power points. Double glazed timber framed window to front elevation. Radiator. Four wall-light fittings. Beams to ceiling. Original timber framed room divide to Lounge. Three steps up to:

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:** 16' 11" x 10' 6" (5.16m x 3.20m)

Comprising a range of oak wall and base units with drawers and display cabinets. Marble-effect laminate work-top surface and tiled splash-back. Single ceramic sink unit with draining-board and mixer tap. Plumbing for washing machine. Two radiators. Slate-effect flooring. "Range Master" cooker. Under-cabinet fridge and separate freezer. Under-cabinet lighting. Two ceiling light fittings. Understairs storage. Single glazed timber framed window to rear elevation. Solid wood external door to rear garden.



**On The First Floor:**

**Landing:** Fitted carpet. Radiator. Ceiling light fitting. Dado rail. "Drayton" wall mounted timer for gas central heating system.

**Bedroom 1:** 13' 11" x 9' 3" (4.24m x 2.81m)  
Fitted carpet. Radiator. Power points. Dado rail. Double glazed timber framed window to front elevation. Ceiling loft hatch. Ceiling light fitting.





**Bedroom 2:** 7' 5" x 7' 3" (2.27m x 2.22m) Fitted carpet. Radiator. Power points. Double glazed timber framed window to front elevation. Ceiling light fitting. Ceiling loft hatch. Dado rail. Built-in cupboards housing the hot water cylinder and the "Worcester Bosch" gas central heating boiler and storage.

**Bathroom:** 7' 2" x 5' 10" (2.18m x 1.79m) Comprising a wash hand basin, low level w.c. set in an oak-effect vanity unit with cupboards and a panelled bath with a "Creda" electric shower over. Shelving. Extractor fan. Ceiling light fitting. Slate-effect laminate tiled flooring.

**Outside:** Low maintenance rear garden with slate chippings. Access to brick Outbuilding (one closest to property). Additional stone Shed. Fenced boundaries.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester Bosch" gas-fired boiler situated in the Second Bedroom. Property can be heated by the back boiler located within the multi-fuel burner.

**Tenure:** Freehold. Vacant Possession on Completion. No Onward Chain.

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

**EPC:** EPC Rating – 57|D.

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

**Directions:** From Llangollen proceed on the A5 towards Glyndyfrdwy and Corwen. Continue through Corwen and upon leaving the town take the left-hand turning onto the B4401 signposted for Cynwyd and Llandrillo. Follow this road for approximately 5 miles, passing through the village of Cynwyd. As you enter the village of Llandrillo, the property can be seen on the right-hand side, opposite the Parish Church.

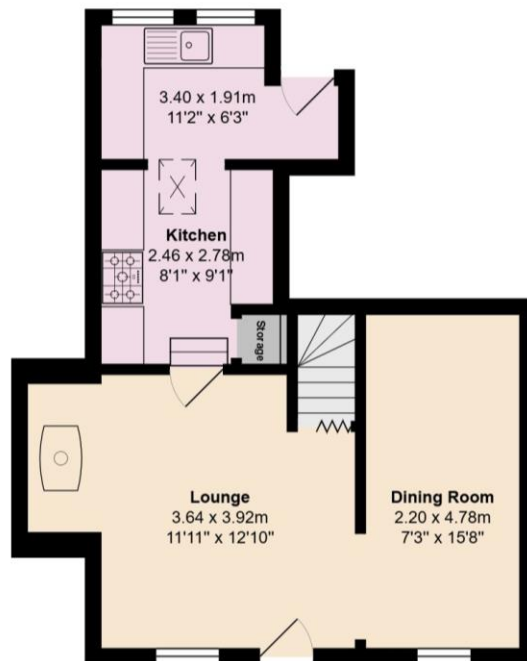


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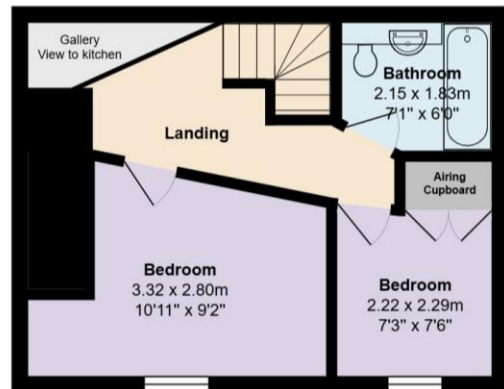
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4, High Street, Llandrillo, Corwen, LL21 0TL



Ground Floor



First Floor

Total Area: 75.8 m<sup>2</sup> ... 816 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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