

BOWEN

PROPERTY SINCE 1862



Asking Price £120,000

2 Brookside Cottages, Corwen LL21 0ED

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

Tucked away just off the main drag, this two bedroom semi-detached cottage is offered for sale with the benefit of NO ONWARD CHAIN and should appeal to both first time buyers and rental investors alike. With double glazed windows throughout, the property also comes with a detached single garage on the opposite side of the lane. Internally the living accommodation briefly comprises an entrance porch, living room, kitchen/breakfast room, first floor landing, wet room, further landing and two bedrooms. Viewing advised.

Accommodation

On The Ground Floor:

Entrance Porch: Double glazed composite door to the front elevation.

Living Room: 12' 4" x 10' 9" (3.77m x 3.27m) PVCu double glazed window to the front elevation. Radiator. Understairs storage.

Kitchen/Breakfast Room: 13' 7" x 6' 3" (4.14m x 1.91m) PVCu double glazed window to the rear elevation. PVCu double glazed door to the side elevation. Wall and base units with complementary work surfaces. Electric point for cooker. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Space for fridge freezer. Wall tiling. Tiled floor. Radiator. Breakfast bar.

On The First Floor:

Landing:

Wet Room: 6' 2" x 5' 10" (1.89m x 1.77m) PVCu double glazed window to the rear elevation. White suite comprising a shower cubicle, low level w.c. and wash hand basin. Fully tiled walls. Radiator.

Landing: Attic hatch. Cupboard housing an "Ideal" combi boiler.

Bedroom 1: 11' 5" x 9' 11" (3.48m x 3.01m) PVCu double glazed window to the front elevation. Radiator.

Bedroom 2: 14' 7" x 7' 7" (4.45m x 2.30m) maximum. PVCu double glazed windows to the rear and side elevations. Radiator.

Outside: Externally there is a detached Single Garage opposite the front of the property and a paved Patio to the rear with access to a couple of storage cupboards/sheds.

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

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 62|D.

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

Directions: From the Agents Llangollen Offices proceed up Castle Street to the traffic lights at which turn right onto the A5. Leave the town centre continuing eventually past the old Berwyn Station carrying on through Glyndyfrdwy, Llidiart y Parc and into Corwen. Once in Corwen take a left-hand turning almost directly opposite the Ruth Lee building and the property will be observed on the left-hand side of the lane after a short distance.





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.