



Tom Parry

7 Gwern Gwalia Glanrafon, Corwen, LL21 0HG

Offers in the region of £160,000

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The property is an ex Local Authority owned, semi-detached house, situated on this small residential estate in the centre of the quite and unspoilt rural village of Glanrafon, just off the main A494 trunk road, being approximately 4 and 8 miles respectively from the market towns of Corwen and Bala. The property has been modernised and upgraded to present day standards and has the benefit of oil fired central heating and uPVC double glazed windows. It has an extensive and well laid out gardens to both front and rear, and enjoys a pleasant open aspect over the surrounding countryside.

The ACCOMMODATION comprises :-

GROUND FLOOR:

Entrance Porch

with tiled flooring, opening to the:

Hallway

with 1 radiator and telephone point.

Lounge/Living Room

5.48m x 3.10m (17'11" x 10'2")

with timber surround fireplace and coal effect electric fire; 2 radiators; tiled flooring; dual aspect.

Kitchen/Diner

5.62m x 3.96m max (18'5" x 12'11" max)

with hot and cold sink and matching wall and base units, and incorporating electric hob and double oven; partly tiled walls; part tiled/part laminated flooring; 1 radiator and under stairs store cupboard.

Rear Hallway

FIRST FLOOR:

Landing

with 1 radiator.

Bedroom 1

3.65m x 2.92m (11'11" x 9'6")

with 1 radiator.

Bedroom 2

3.65m x 3.72m (11'11" x 12'2")

with 1 radiator and built-in Airing Cupboard.

Bedroom 3

3.19m x 1.82m (10'5" x 5'11")

with 1 radiator.

Bathroom

with panelled bath, shower unit, wash hand basin and wc; partly tiled walls.

OUTSIDE:

Spacious attractive gardens to the front and rear laid down mostly to lawns with flower borders and flagged patio areas. Oil tank and oil fired central heating boiler. Independent WC. Store Shed and Timber Potting Shed. Single Garage and a Greenhouse.

SERVICES:

Mains, water, electricity and drainage. Oil fired central heating.

LOCAL AUTHORITY:

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000. Council Tax Band - B. Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

Please Note:

This property lies within the designated area for section 157 of the Housing Act 1985, and as such will be subject to subsection 3 [as amended] that is to say, the house can only be disposed of to a person who, throughout the period of three years immediately preceding the application for consent to sale, either:

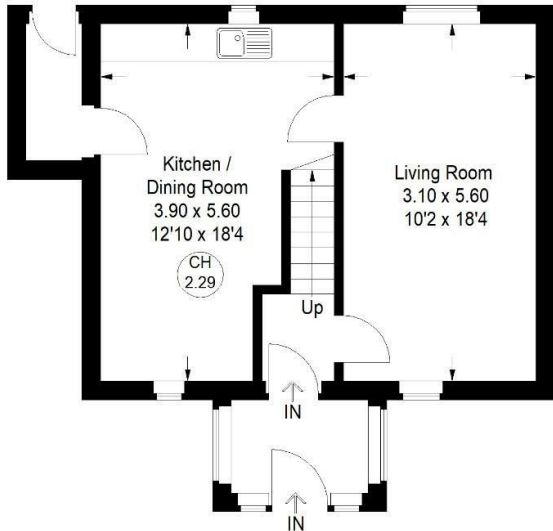
- i. Had his place of work within the designated area [the County of Gwynedd] OR
- ii. Had his only or principal home within the area [the County of Gwynedd].



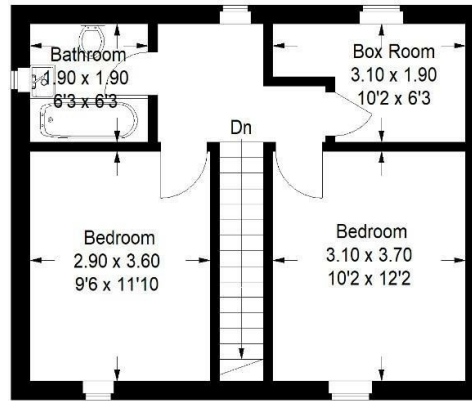


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Approximate Gross Internal Area = 87.4 sq m / 941 sq ft



Ground Floor
47.2 sq m / 508 sq ft



First Floor
40.2 sq m / 433 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



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