



Tom Parry

Eryl, London Road, Corwen, LL21 0DR

Offers in the region of £138,000

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A freehold inner-terrace residence standing back from the roadway some 200 yards from the centre of Corwen, in the heart of the Upper Dee Valley, and is within easy walking distance of all local amenities. The market town of Llangollen is approximately 10 miles away, with Bala and Ruthin both being 12 miles away. There are also good road links to both Wrexham and Chester.

The property briefly comprises of a front sitting room with large bay window, living/dining room and kitchen on the ground floor, two bedrooms and bathroom on the first floor, and an attic bedroom on the second floor, and has the benefit of oil fired central heating and a pleasant rear garden/seating area with timber decking. There is also an on-street parking area to the front. It would however benefit from some upgrading and refurbishment.

The ACCOMMODATION comprises : - [all measurements are approximate]

GROUND FLOOR:

Front Sitting Room

13'1" x 10'9" into bay window (4.01m x 3.30m into bay window)

open fireplace with tiled hearth; 1 radiator.

Living/Dining Room

12'5" x 11'3" (3.79m x 3.44m)

with open fireplace housing the electric fire; built-in store cupboards; 1 radiator.

Kitchen

11'6" x 8'5" (3.51m x 2.59m)

with hot and cold stainless steel sink with matching wall and base cupboard; plumbing for automatic washing machine; partly tiled walls; oil fired central heating boiler; under stairs store cupboard; 1 radiator; door out to rear.

OUTSIDE:

Small garden area to the front. Rear yard with steps up to a garden/sitting area with decking. Oil Storage tank. Pedestrian right of way access to the rear.

SERVICES:

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

LOCAL AUTHORITY:

Denbighshire County Council, P.O. Box 62, Ruthin, Denbighshire, LL15 9AZ. Telephone: 01824 706000. Council Tax Band - B



FIRST FLOOR:

Bedroom 1

14'5" x 11'1" (4.41m x 3.40m)

with 1 radiator.

Bedroom 2

12'3" x 8'7" (3.75m x 2.64m)

with 1 radiator.

Bathroom

with panelled bath and shower attachment, wash hand basin and wc; partly tiled walls; 1 radiator; Airing Cupboard housing the hot water cylinder fitted with immersion heater.

SECOND FLOOR:

Attic Bedroom

14'1" x 11'1" [with limited headroom] (4.31m x 3.38m [with limited headroom])

Velux window; 1 radiator.







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

working ability.

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

