



Glaslwyn Mill Street, Corwen, Denbighshire, LL21 0AU

£425,000

 4  2  3  E

EPC - E54

Council Tax Band - C

Tenure - Freehold

Mill Street, Corwen

4 Bedrooms - House - Semi-Detached

Introducing an exceptional opportunity to own a remarkable residence in the heart of Corwen. This stunning property on Mill street provides versatile living spaces within a convenient location, presenting a 4 bedroom house with an attached two bedroom annexe. Situated within close proximity to local amenities. EPC - E - 54, Tenure - Freehold, Council Tax Band - C (Main Dwelling) A (Annexe)



Description

Annexe

Entrance Hall

Original minton tiled flooring, single panelled radiator, door leading to living room and staircase leading to first floor.

Living Room

14'0" x 13'0"

Carpeted flooring as you enter, the centerpiece of the room is a striking log burner resting on a slate base, complemented by an oak hearth. Natural light streams through the uPVC double glazed window, illuminating the surroundings and a double panelled radiator.

Kitchen

12'9" x 10'11"

Original tiled flooring. Discover the perfect blend of style and functionality with the matching wall and base units. The convenience of plumbing for a washing machine and a stainless steel sink with a mixer tap. A four-ring gas hob with an extractor hood over, accompanied by an integrated electric oven. The void for a tall standing fridge freezer. Adorned with partially tiled splashbacks. Abundant natural light cascades through the uPVC double glazed windows, single panelled radiator, illuminating the room and loft access hatch.

Bedroom One

13'2" x 9'0"

The room exudes an airy and spacious ambiance, uPVC double glazed window at the front, captivated by the views of the picturesque countryside. Additionally, a uPVC double glazed window at the rear offers a delightful glimpse of the surrounding scenery.

Bedroom Two

13'0" x 9'4"

Cozy and inviting atmosphere. Adding to the overall comfort, a double radiator ensures warmth and coziness throughout. The presence of a uPVC double glazed window to the side elevation not only invites an abundance of natural light but also provides a charming glimpse of the surrounding environment.

Bathroom

9'1" x 9'6"

Original wooden flooring, adding a touch of warmth and character to this space. Low flush W.C and a panelled bathtub, complete with an electric shower overhead. The tasteful partial tiling, natural light softly filters through the obscure uPVC double glazed window.

Stairs/Landing

With Velux window.

Main Dwelling

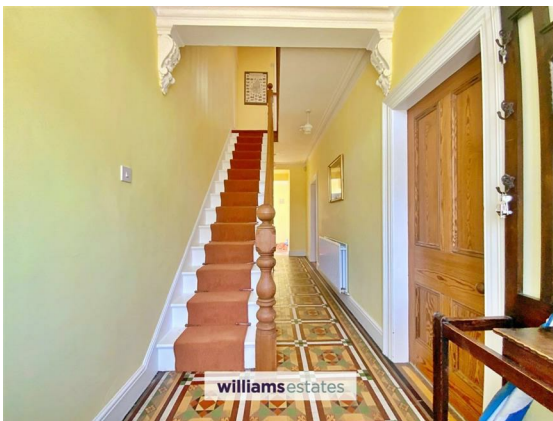
Accommodation

Timber part glazed stained windows exude a classic allure, infusing the space with a touch of elegance. The original tiled flooring adds to the character and authenticity. Ascend the staircase to the first floor. Discover a seamless flow of doors leading to living room, dining room, kitchen and bathroom.

Sitting Room

13'4" x 10'10"

Adorned with original single glazed window. This charming feature adds a touch of elegance and allows natural light to bathe the space, creating a warm and welcoming ambiance. A door seamlessly connects this area to the adjacent dining room.



Dining Room

12'5" x 10'11"

Exposed wooden flooring, an abundance of natural light that streams through the uPVC double glazed windows, convenience of ample storage cupboards and a double radiator.

Living Room

A centerpiece of timeless charm awaits in the form of a multi-fuel log burner, placed upon original tiles and a stunning stone hearth. Bay window, adorned with uPVC double glazed panels, and be mesmerized by the countryside views.

A double radiator ensures optimal comfort throughout the space. Adding to the charm and character are the exposed beams that lend a touch of architectural grandeur to the surroundings.

Kitchen

12'1" x 12'6"

Stone flooring, matching wall and base units, offering ample storage space.

Stainless steel sink, accompanied by a convenient mixer tap. Partially tiled splashbacks. A 5-ring gas hob, complete with an extractor hood, complementing this is an integrated electric oven, Abundant natural light fills the space through uPVC double glazed windows, offering captivating views of the side and rear elevations. The void for a tall standing fridge freezer and a single radiator.

Utility Room

With original tiled flooring and obscure uPVC double glazed window to the rear elevation.

Downstairs Bathroom

7'7" x 8'6"

With stone flooring, pedestal wash basin, low flush W.C, obscure double glazed window to side and rear elevation, panelled bath tub with electric shower over and partially tiled .

Stairs/Landing.

With uPVC double glazed window to the front elevation with lovely views and double panelled radiator .

Bedroom One

10'10" x 13'6"

With exposed wooden flooring, bright and airy, bay window, uPVC double glazed looking to the front elevation and single radiator.

Bedroom Two

13'4" x 11'1"

With exposed wooden flooring, uPVC double glazed window to the rear elevation and single radiator.

Shower Room

3'9" x 10'2"

Tiled throughout, low flush W.C, wall hung wash basin, single radiator, walk in shower and chrome ladder styled radiator.

Second Floor Landing

With office space and two Velux windows.

Bedroom Three

13'5" x 11'11"

With exposed wooden flooring, uPVC double glazed window to the front and side elevation and double radiator.

Bedroom Four

13'2" x 8'0"

With exposed wooden flooring, two velum windows, uPVC double glazed window to the side elevation and double radiator.

Outside

Rear parking for 3 cars, large garden mainly laid to lawn with lovely views overlooking the countryside.

Directions

From the Ruthin office, proceed to take the Corwen Road along A494, continue on this road for approximately 10 miles.

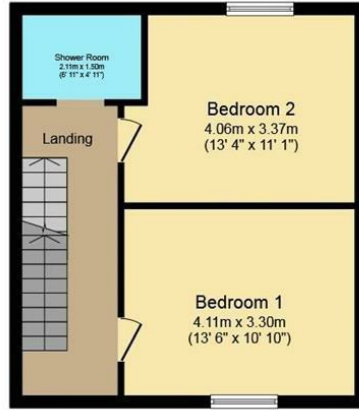
Follow B5437 and Green Lane to The Square/A5 in Corwen, turn right when you get to the old HSBC bank, continue straight on to the end of the road and the property will be positioned slightly to the left.





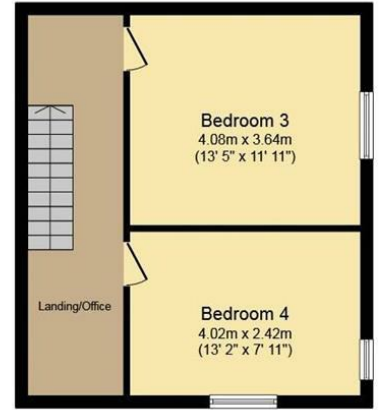
Ground Floor

Floor area 88.2 sq.m. (949 sq.ft.) approx



First Floor

Floor area 39.5 sq.m. (425 sq.ft.) approx



Second Floor

Floor area 39.5 sq.m. (425 sq.ft.) approx

Total floor area 167.2 sq.m. (1,800 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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