

31 Maes Y Llan, Carrog, LL21 9AW

£165,000

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EPC - E54

Council Tax Band - B

Tenure - Freehold

Maes Y Llan, Carrog

2 Bedrooms - Bungalow - Semi Detached

A 2 bedroom semi detached bungalow located at Carrog, Corwen.
Hall, cloakroom, kitchen, Living Room, Bathroom
Off road parking to the front, rear garden having open aspect.
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Accommodation

The accommodation comprises uPVC door leads to:

Hall

Single panel radiator, Access to:

Cloakroom

8'5" x 4'11" (2.59 x 1.52)

Built in cupboard.

Kitchen/Breakfast Room

10'5" x 8'11" (3.189 x 2.729)

Matching base and wall mounted cupboards and drawers, complimentary working surfaces, integrated electric hob having extractor hood above, sink unit having mixer tap, provision for washer/dryer, integrated electric oven, integrated fridge and freezer, uPVC double glazed window to the rear, uPVC double glazed door which leads to the rear garden.

Living Room

14'8" x 10'7" (4.491 x 3.23)

uPVC leaded double glazed window to the front elevation, multi fuel wood burning stove, tiled hearth having quartz surround.

Inner Hall

Leading to:

Bedroom 1

14'8" x 10'11" (4.487 x 3.341)

Integrated storage housing hot water tank. uPVC double glazed window to the front elevation.

Bedroom 2

8'9" x 7'11" (2.688 x 2.426)

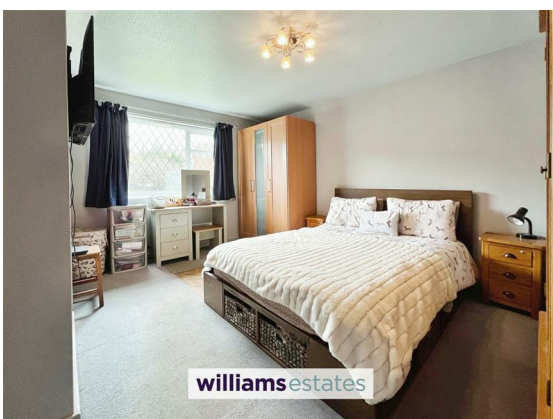
Double panel radiator, uPVC double glazed window to the rear elevation.

Bathroom

7'7" x 5'4" (2.316 x 1.633)

Panel bath having electric shower above, low level WC, vanity wash hand basin, uPVC double glazed window having obscure glass, extractor fan, built in storage cupboard.

Outside



Drive providing off road parking, Paved area to the side leading to the rear garden, bounded by timber fencing, open aspect to the rear elevation,





Floor Plan

Total floor area 69.4 m² (748 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
54	
England & Wales	EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.