



Lower School House Cerrigydrudion, Corwen, LL21 0RT

£225,000

 3  2  2  E

EPC - E53

Council Tax Band - E

Tenure - Freehold

, Corwen

3 Bedrooms - House

Offered for sale in Cerrigydrudion is this three bedroom semi-detached family home with spacious living accommodation. The Accommodation comprises entrance porch, hallway, living room, dining room, kitchen, utility and family bathroom to the ground floor, with a landing and three double bedrooms one with w.c to the first floor. Externally the property offers lawned gardens to the front, side and rear, plenty of off-road parking and a single garage. The village has a Primary School, a doctor's surgery and a small village shop and Post Office.

Council Tax Band -E, EPC - E53, Tenure - Freehold.



Description

Situated within walking distance of the village centre, with ample driveway parking and gardens to the front and rear is this deceptively spacious three bedroom semi-detached property which has recently undergone some renovations to include, wall insulation, new electric heaters loft insulation, new windows and doors and new water tank.

Accommodation

Entering through a uPVC double glazed leaded door in to the:

Hallway

Stairs rising off to the first floor, electric storage heater and doors off to living room, dining room and family bathroom .

Living Room

11'5" x 10'7" (3.49 x 3.24)
uPVC double glazed window to the front elevation, electric storage heater.

Kitchen

16'4" x 7'10" (5.00 x 2.39)
Fitted with a range of wall and base units, complimentary working surfaces, stainless steel sink and drainer with mixer tap, void for cooker with extractor hood, provisions for dishwasher, room for tall standing fridge and freezer, uPVC double glazed window to the side elevation and a door leading to:

Utility Room

9'4" x 7'10" (2.858 x 2.394)
Void and plumbing for washing machine and dryer, uPVC double glazed window, door leading to the rear.

Dining Room

11'7" x 11'6" (3.55 x 3.52)
With uPVC double glazed window to the front elevation, electric storage heater and feature vinyl parquet effect flooring.



Landing Area

Electric heater, smoke alarm and doors off to three bedrooms.

Bedroom One

11'5" x 10'9" (3.50 x 3.28)

uPVC double glazed window to the front elevation having a fantastic view, electric heater.

Bedroom Two

11'8" x 11'8" (3.58 x 3.57)

uPVC double glazed window to the rear elevation, radiator.

Bedroom Three

17'5" x 7'11" (5.32 x 2.43)

uPVC double glazed window to the rear elevation electric heater and timber door leading to a w.c.

Bathroom

7'11" x 7'9" (2.43 x 2.38)

Low level W.C, pedestal wash basin, bath with shower over, obscure uPVC double glazed window to the front elevation and partially tiled walls.

Outside

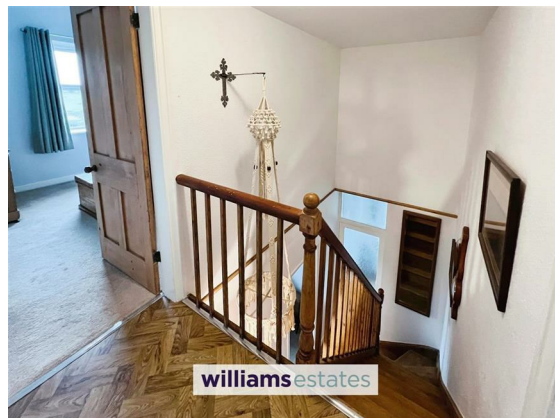
To the front elevation is a large driveway with parking for multiple vehicles and a lawned garden planted with mature shrubs, bound by stone walling. The driveway continues around to the side of the property giving access to the front door and single garage. To the rear is a patio area and tiered garden which is mainly laid to lawn and bound by stone walling and timber fencing.

Directions

From our Ruthin office proceed up Well Street and take the second exit at the roundabout to continue down Clwyd Street. At the junction bear left onto Mwrog Street and proceed straight over the mini roundabout, joining the B5105 out of town. Continue straight along this road through Clawddnewydd and Llanfihangel Glyn Myfyr for approximately 13 miles until you reach the village of Cerrigydrudion. Proceed straight through the village, pass the church on the left hand side, and Lower School House can be found on the right by way of a For Sale sign.

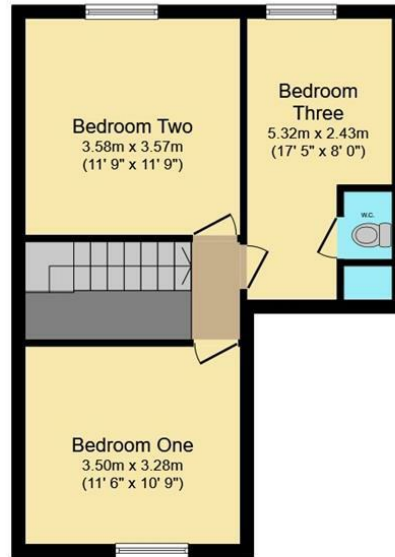
Viewing

By appointment through Williams Estates, Ruthin Office
01824 7004050





Ground Floor
Floor area 64.8 m² (698 sq.ft.)



First Floor
Floor area 41.7 m² (449 sq.ft.)

TOTAL: 106.5 m² (1,147 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01824 704050

Ruthin@williamsestates.com

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.