



## Brookside Villa Brookside Cottages, Corwen, LL21 0ED

**£110,000**

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**EPC - E39    Council Tax Band - C    Tenure - Freehold**

# Brookside Cottages, Corwen

## 2 Bedrooms - House - Detached

Located in the popular village of Corwen, in a quiet location, lies Brookside Villa. Once the Station Master's house, this property is perfectly suited to those who enjoy walking, hiking, mountain biking, motorcycling and train spotting, having the Llangollen to Corwen steam train not too far away.

The property is being sold with NO CHAIN and VACANT POSSESSION and would benefit from some modernisation. The accommodation comprises living room, kitchen and bathroom to the ground floor with two bedrooms and a further small bedroom ideal for a home office to the first floor.

There is a lawned area to the front and side and a small rear paved area with views across the rooftops to the countryside beyond. The property is also conveniently placed for day to day amenities available in Corwen, including free parking, with the larger centres of Bala, Ruthin and Chester offer a more comprehensive range of independent and high street shops, supermarkets, cafes, bars and restaurant within easy reach.

EPC Rating - E39, Tenure - Freehold, Council Tax Band - C



### Accommodation

The accommodation provides timber door opening into:

#### Entrance

Stairs rising off to first floor, doors opening into

#### Living Room

13'9" x 8'7" (4.2 x 2.63)

Wooden fire surround housing open fire, single glazed window to the front elevation, double panel radiator.

Access to:

#### Utility/Storage Area

4'10" x 3'2" (1.49 x 0.97)

Understairs storage, built in cupboards, glazed window between large cupboard area and kitchen

#### Kitchen

14'3" x 8'0" (4.35 x 2.45)

Fitted with base and wall mounted cupboards and drawers, working surfaces, stainless steel sink unit with mixer tap, void for cooker, uPVC double glazed window having distant views, tiled splash backs, quarry tiled floor, timber door leads to the exterior.

#### Bathroom

9'11" x 7'10" (3.04 x 2.41)

From the entrance porch, a white suite comprising panel bath, pedestal wash hand basin, W.C., exposed floorboards, tiled walls, airing cupboard housing the central heating and hot water boiler.

#### Bedroom One

13'8" x 7'2" (4.18 x 2.2)

Double panel radiator, single glazed window to the front elevation.

#### Bedroom Two

11'9" x 7'0" (3.59 x 2.15)

Single glazed window to the front elevation, radiator.

#### Bedroom Three/Office

6'3" x 6'1" (1.92 x 1.86)

Velux window, radiator

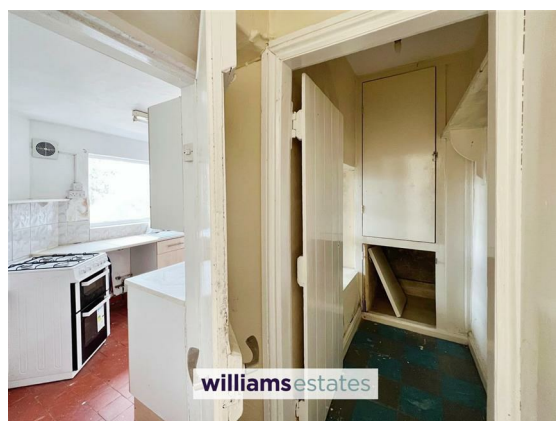


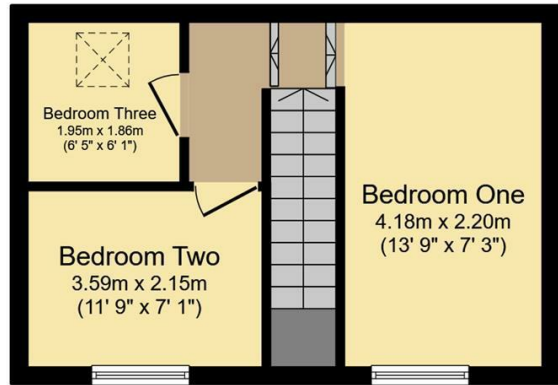
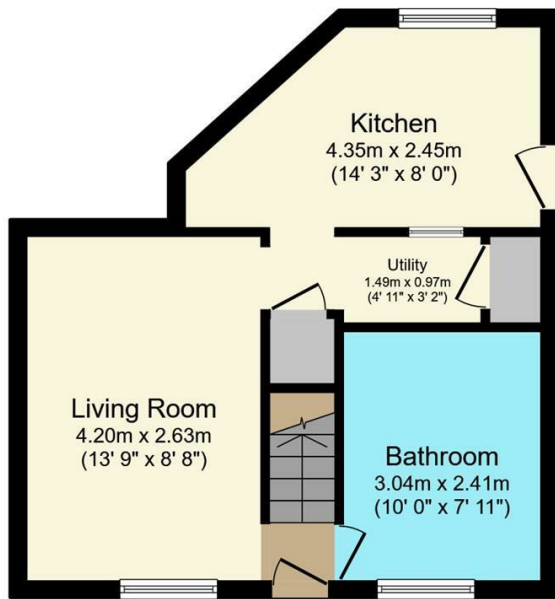
## Outside

Access is via double wrought iron gates leading to a paved area and front lawn garden which extends to the side elevation with a stone wall to the front boundary. Access via a timber fence and gate to the rear yard area with a small stone outbuilding and a further brick built store and far reaching views across the rooftops to open countryside.

## Directions

From the Agent's Ruthin Office take the A494 (T) Corwen Road and continue through Gwyddelwern and turn left for Corwen and continue over the crossroads. Turn right at the Leisure Centre for the Town Centre and continue to the T junction. Turn left onto London Road and the property is accessed on foot via a no through road opposite 'Ruth Lee'

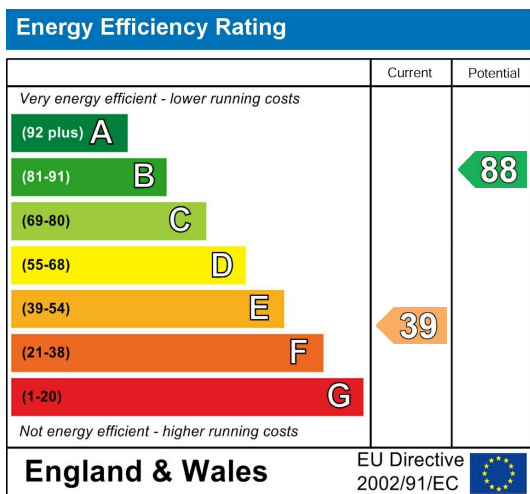




**TOTAL: 62.0 m<sup>2</sup> (667 sq.ft.)**

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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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.

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