

1 Hen yr Ysgol, Betws Gwerfil Goch, Corwen, Denbighshire, LL21 9PU

£225,000

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EPC - C69

Council Tax Band - C

Tenure - Freehold

Hen yr Ysgol, Corwen

3 Bedrooms - House

An ideal opportunity to purchase a three bedroom semi detached house located in the popular village of Betws GG a short distance from the bustling market town of Corwen. The property which has the benefit of oil fired central heating and double glazing briefly comprises hall, cloakroom, living room, kitchen/dining room, three bedrooms to the first floor and bathroom. The property enjoys off road parking and rear lawned gardens and patio area. EPC - TBC. Tenure - Freehold Council Tax Band - C



Hall

Under stairs storage cupboard, tiled floor, stairs off.

Cloakroom

Low level WC, wash hand basin, double glazed window having frosted glass.

Living Room

14'7" x 11'3" (4.45 x 3.45)

two double glazed windows to the front and side elevations, fireplace housing a wood burning stove, tiled insert and beam above, laminate wood floor.

Kitchen/Dining Room

17'2" x 10'9" (5.24 x 3.29)

Well fitted having a good range of base and wall mounted cupboards and drawers, complimentary working surfaces, 4 plate electric hob and oven below and extractor hood above, tiled splash backs, double glazed uPVC window and french doors leading to the rear garden, space for a tall American style fridge and freezer, tiled floor.



Landing

Access to roof space.

Bedroom One

14'8" x 10'1" (4.49 x 3.08)

Double glazed windows to the front and side elevations, fitted with a range of cupboards and drawers, radiator.

Bedroom Two

10'8" x 10'1" (3.26 x 3.08)

Double glazed window to the rear elevation, radiator.

Bedroom Three

9'7" x 6'9" (2.94 x 2.06)

Double glazed window, radiator.

Family Bathroom

6'9" x 6'3" (2.06 x 1.92)

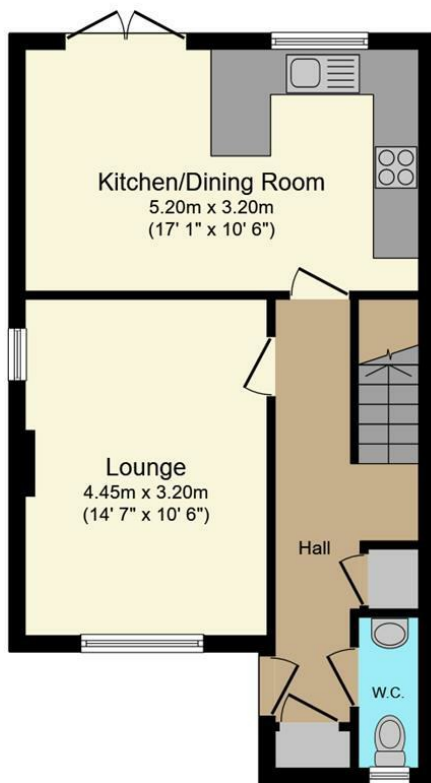
Three piece suite comprising panel bath having shower above and side screen, pedestal wash hand basin with cupboard below, low level WC, double glazed window having frosted glass, tiled walls and floor.



Outside

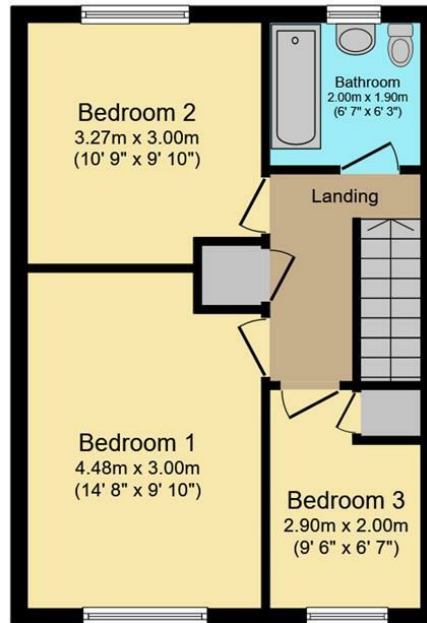
The property is approached via a tarmacadam drive providing parking, lawned are to the front, stone gate post and wall to the boundary, paved path gives access to the side and leads to the rear lawned garden, paved patio area, timber summer house, stone wall and fencing to the boundary, oil storage tank.





Ground Floor

Floor area 43.6 m² (470 sq.ft.)



First Floor

Floor area 40.3 m² (434 sq.ft.)

TOTAL: 83.9 m² (903 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
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.