

**78 Maesafallen Estate, Corwen, LL21  
9AD**

**£175,000**

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**EPC - C69**

**Council Tax Band - B**

**Tenure - Freehold**



# Maesafallen Estate, Corwen

## 3 Bedrooms - House - Terraced

A three bedroom end terrace property on a popular residential estate on the outskirts of Corwen. The property has vacant possession with no chain. Comprising three bedrooms, kitchen/diner, living room and shower room with front and rear gardens, the property is perfect for first time buyers or as a family home.

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### Accommodation

uPVC door leads into entrance porch.

### Entrance Porch

With double glazed window to the front elevation, doorway leads into kitchen/diner.

### Kitchen/Diner

17'11" x 8'10" (5.470 x 2.702)

Fitted with a range of base and wall units and complimentary worktops, partially tiled splashbacks, stainless steel sink with mixer tap, laminate flooring and uPVC windows to the front and rear elevations, void for cooker with extractor fan over, gas fire with slate hearth in dining area, space for dining table, double radiator, ample sockets, door leading to living room



### Living Room

17'1" x 10'0" (5.223 x 3.068)

A bright and spacious room with a uPVC double glazed window to the rear elevation and uPVC sliding door to the front with views of the countryside and Corwen town, gas fire with tiled hearth, ample wall sockets, under stairs storage and recessed storage cupboard. Door leads off to the stairs and first floor

### Landing

Doors leading off to all rooms, loft access hatch

### Bedroom One

12'2" x 11'7" (3.732 x 3.535)

Expansive uPVC double glazed window to front elevation showcasing the view, ample wall sockets, single radiator

### Bedroom Two

11'10" x 8'11" (3.613 x 2.718)

Double bedroom with expansive uPVC double glazed window to the front elevation showcasing the view, recessed open storage over the staircase, single radiator



### Bedroom Three

11'11" x 5'8" (3.638 x 1.741)

uPVC double glazed window to the front elevation, single radiator, wash hand basin with pedestal

### Shower Room

6'3" x 5'4" (1.912 x 1.628)

Corner shower enclosure with glazed doors, electric shower, fully tiled to shower area, vanity wash basin, tiled splashback, obscure uPVC double glazed window to the front elevation, single radiator

### Separate W.C.

5'0" x 2'4" (1.528 x 0.736)

With w.c and obscure uPVC double glazed window to the rear elevation

### Outside

There are lovely views of the countryside and town to the front of the property.

An iron gate leads to the patio area and in turn the front door via concrete steps.

The rear is also accessed via an iron gate with concrete path leading to the back door with lawns either side and planted flower beds and shrubs. The garden is bordered by picket fencing.

On-street parking

### Directions

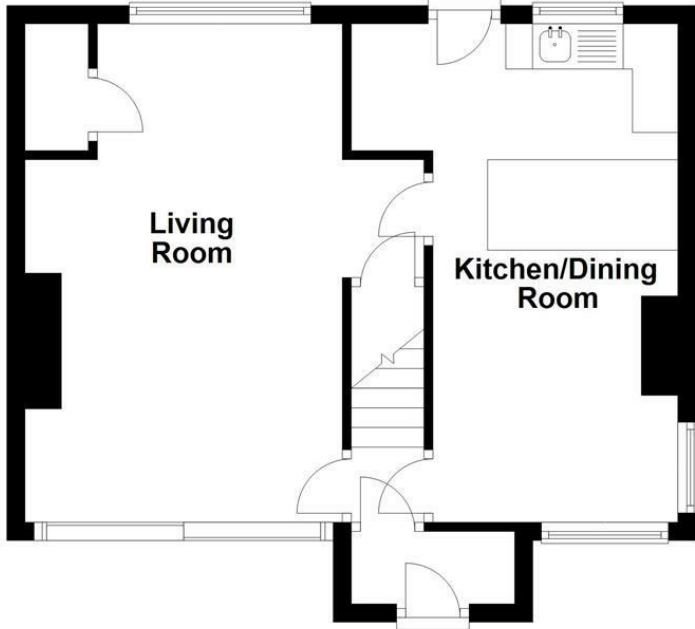
Leaving Ruthin, take the Corwen Road A494 for approximately 10.6 miles. Take the B5437 into Corwen, this left turning is after a large white house on the left.

Continue straight over the junction continuing on the B5437 past the Ifor Williams warehouses. Continue down this road for approx 400 yards, take the left turning into Maesafallen. Take the first right and the house is located on the right hand side.



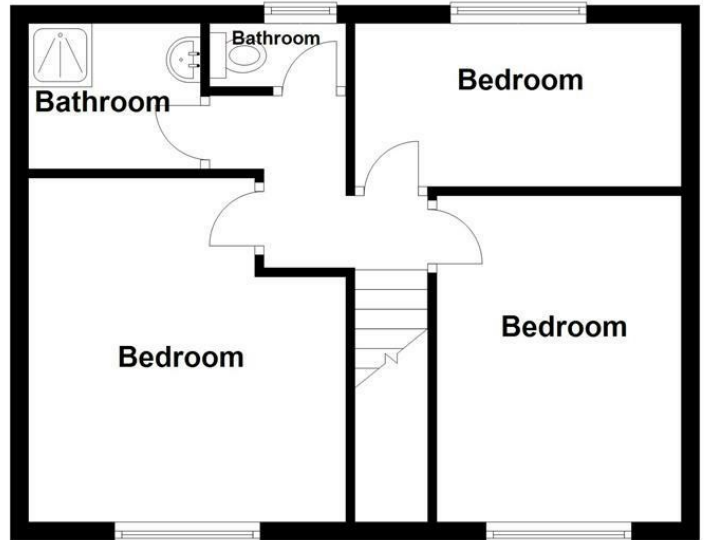
### Ground Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



### First Floor

Approx. 39.6 sq. metres (426.2 sq. feet)



Total area: approx. 80.8 sq. metres (869.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.