

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

**£160,000**



**EPC - C69    Council Tax Band - B    Tenure - Freehold**

# Maesafallen Estate, Corwen

## 3 Bedrooms - House - Terraced

Offered For Sale with NO ONWARD CHAIN A three bedroom end terrace property on a popular residential estate on the outskirts of Corwen with stunning views. The property comprises kitchen/diner, a bright and spacious living room with large sliding doors showcasing the view, three bedrooms and shower room with separate W.C,. With front and rear gardens and street parking, the property is perfect for first time buyers or as a family home. The video tour is a must watch to fully appreciate the location.

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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 also providing a breakfast bar area, partially tiled splashbacks, stainless steel sink with mixer tap, laminate flooring, void for cooker with extractor fan over, gas fire with slate hearth in dining area and space for dining table, radiator, uPVC double glazed windows to the front and rear elevations, door leading to



### 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, 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 showcasing the view, radiator

### Bedroom Two

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

Expansive uPVC double glazed window showcasing the view, recessed open storage over the staircase, radiator

### Bedroom Three

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

uPVC double glazed window to the rear, radiator, wash hand basin with pedestal



### Shower Room

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

Corner shower enclosure with glazed door and electric shower, fully tiled to shower area, vanity wash basin, tiled splashback, obscure uPVC double glazed window to the rear, 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

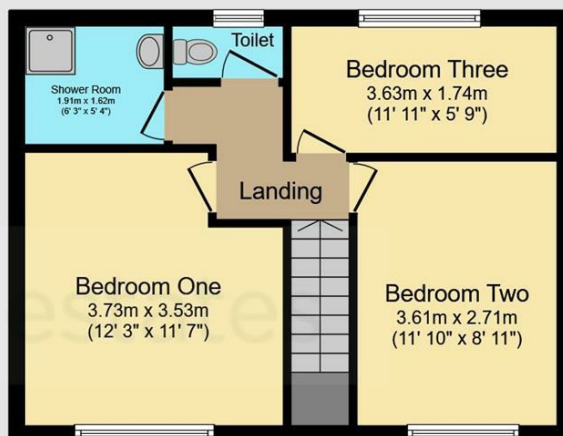
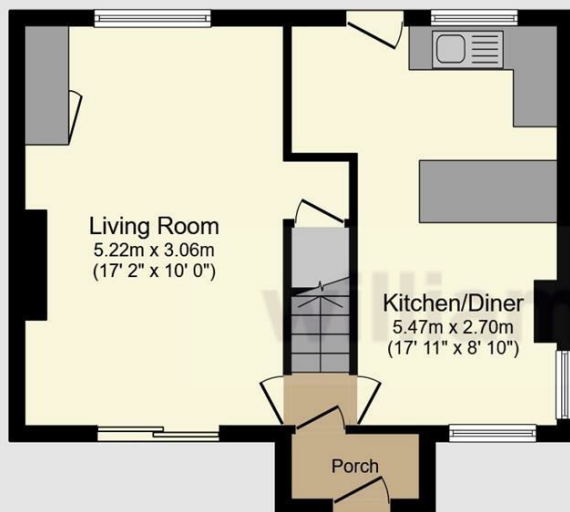
### Outside

An iron gate leads to the front decking area and turn the front door via concrete steps, there are lovely views of the countryside and Corwen Town to the front. 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.



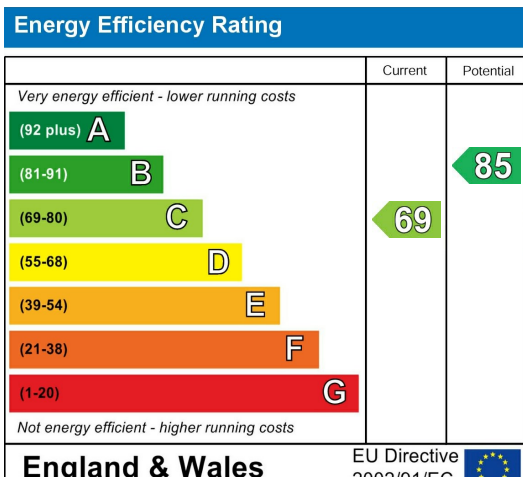


**TOTAL: 80.9 m<sup>2</sup> (871 sq.ft.)**

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](http://www.Propertybox.io)

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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.



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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.

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