

# williams estates



**3 Railway Terrace, Corwen, LL21 0AS**

**£165,000**

2 1 2 D

**EPC - D63**

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

## SUMMARY

Railway terrace is a unique three-story town house conveniently located near Corwen town Centre which offers a variety of local amenities and provides access to beautiful working routes. Corwen is also known for its historical sites including the Llangollen to Corwen steam railway.

The property is full of charm and character the ground floor features a kitchen/dinner with a gorgeous stone featured fire place with log burner. On the first floor is the reception room with another stone feature fire place along with the bathroom. The second floor you will find the two double bedrooms, offering ample space and a versatile home.

EPC rating- D63, Tenure- Freehold, Council Tax Band - A



## Accommodation

Sage uPVC door with glass leaded detail leading into:

### Entrance Hall

Wide entrance hall with quarry tiles, radiator door leading into:

### Kitchen/Dinning Room

20'4" x 11'8" (6.208 x 3.574)

With uPVC double glazed window to the front elevation, exposed wooden beams, log burner with stone feature surrounding, laminate flooring. The kitchen offers tiled flooring with base and draw units, wooden worktops, space for fridge freezer, integrated oven, four ring gas hob, with over head extractor fan, Belfast sink with mixer tap and detachable hose, unique tiles surrounding, radiator, uPVC door to the rear elevation, leading to the bottom of the courtyard.

### Stairs/Landing

Stairs from the entrance hall lead to the first floor landing with radiator, uPVC door leading to rear balcony and doors off:

### Bathroom

9'0" x 8'10" (2.748 x 2.716)

Wooden panelled bath with over head shower, low flush W.C, wall hung wash basin, homes the gas combi boiler, laminate flooring, half tiled walls with full tiled walls to the shower area, radiator, uPVC double glazed window to the rear elevation.

### Reception Room

11'3" x 15'1" (3.443 x 4.620)

Spacious room with beautiful stone feature fire place, radiator, power points, laminate flooring, double glazed uPVC window to the front elevation over looking the centre of Corwen

### Second floor landing

Stairs leading from first floor landing to the second floor landing with radiator and doors off:

### Bedroom Two

8'9" x 9'6" (2.681 x 2.914)

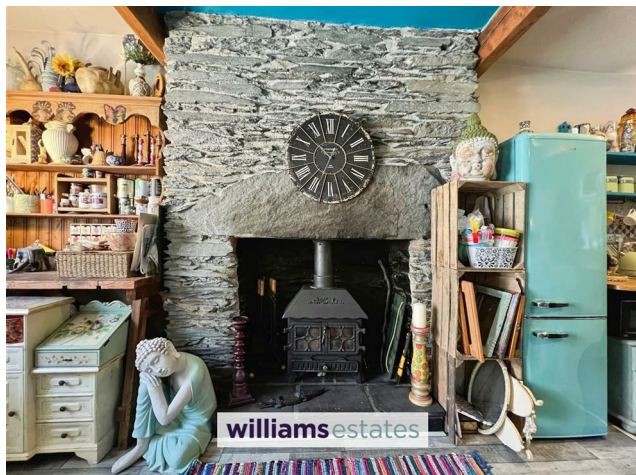
Good sized bedroom with power points, radiator, laminate flooring, double glazed uPVC window to the rear elevation with views of the beautiful courtyard.

### Bedroom One

15'7" x 10'11" (4.755 x 3.346)

Another good sized bedroom with laminate wooden flooring, radiator, power points, double glazed uPVC window to the front elevation with views over the countryside hills.



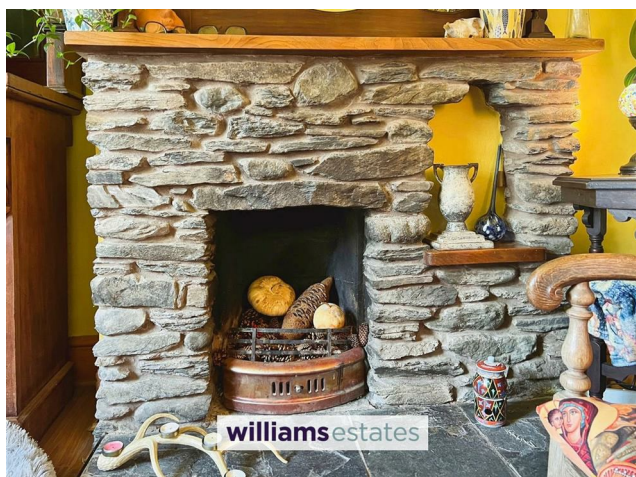


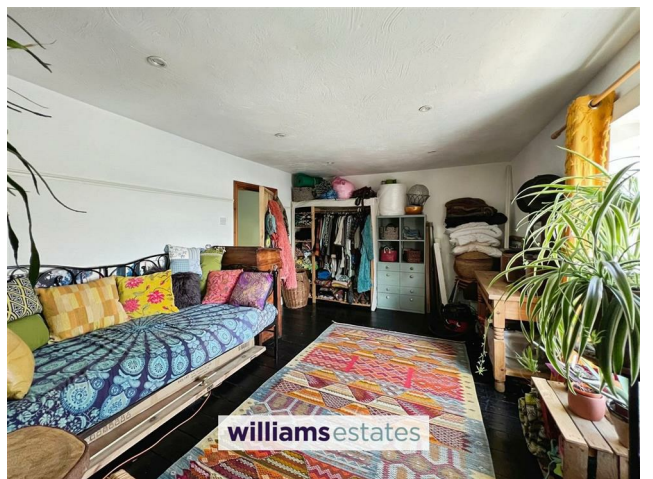
## Outside

A delightful terraced garden, with courtyard on ground floor and decked balcony area from the first floor, a gorgeous stone wall and stone steps leading up to a further decked patio area.

## Directions

Proceed from our Ruthin Office, head north on Well Street, at the roundabout take the first exit onto Castle Street, continue for 12 miles on the A494, then turn left on to A5 for 0.9 miles and the property can be located on your right.

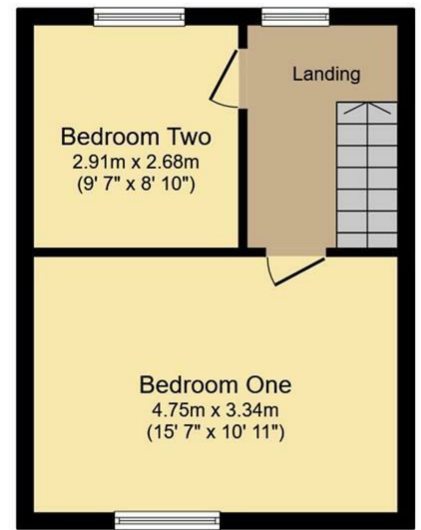
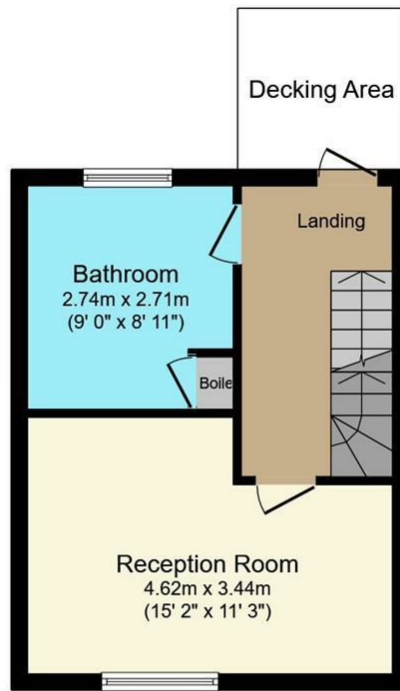








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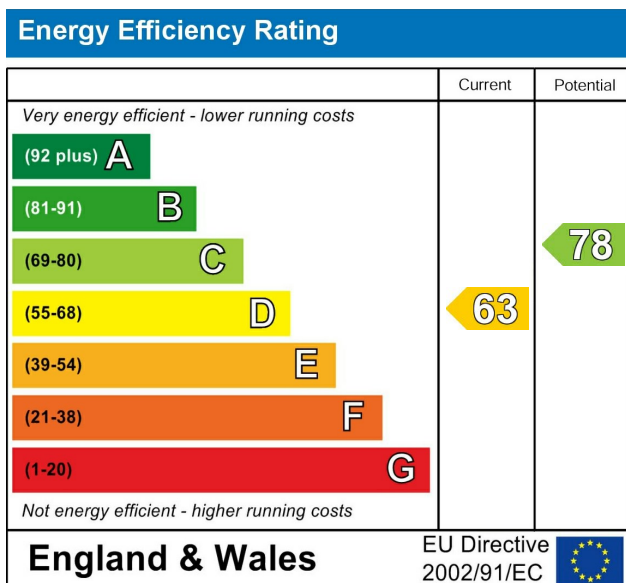


Total floor area: 90.5 sq.m. (974 sq.ft.)

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

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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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