



**1 Glan y Wern, Bryneglwys, Corwen,
LL21 9LH**

£149,950

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EPC - E40 Council Tax Band - C Tenure - Freehold

Glan y Wern, Corwen

2 Bedrooms - House - Terraced

*** No Onward Chain ***Ideal for a first time buyer/investor - Within the charming village of Bryneglwys, Corwen, this delightful terraced house offers a perfect blend of character and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat. With a cosy reception room that exudes warmth and character, providing an inviting space for relaxation or entertaining guests, modern fitted kitchen/diner with integrated appliances and ample storage. Offering rear countryside views, which can be enjoyed from various vantage points within the property. The front garden adds to the appeal, offering a lovely outdoor space to enjoy the fresh air and the picturesque surroundings. The house benefits from double glazing and central heating.
EPC Rating: E40 - Council Tax Band: C - Tenure: Freehold



Accommodation

Double glazed uPVC door leading into

Entrance Porch

7'3" x 3'0" (2.235 x 0.934)

Two small uPVC windows to the front elevation, plumbing for washing machine, shelving, power points, door leaving into

Kitchen

A range of base units and drawer units, integrated fridge and freezer, integrated oven with four ring induction hob, stainless steel extractor fan above, integrated dishwasher, Belfast sink with stainless steel mixer tap, power points, radiator, slate splash backs, exposed wooden ceiling beams and uPVC window the the rear elevation enjoying the lovely country side views. Door leaving into



Living Room

10'4" x 12'3" (3.167 x 3.744)

A light and airy room with stone fire place, log burner controlling the heating and hot water, exposed ceiling beams, power points, fitted shelving into recess, uPVC double glazed windows to the front elevation and to the rear elevation. Stairs off leading to the first floor

Bedroom One

10'6" x 10'0" (3.220 x 3.049)

Good sized room with uPVC double glazed window to the front elevation, built in cupboards, power points and radiator

Bedroom Two

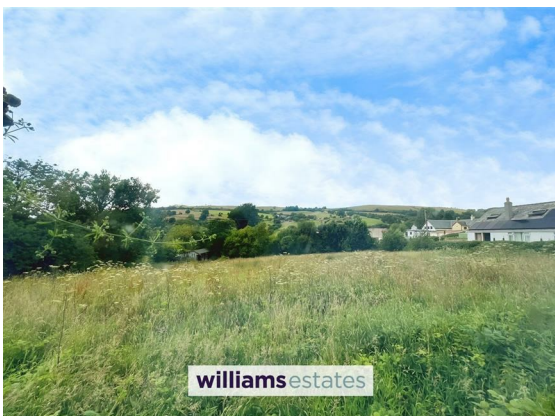
6'7" x 10'4" (2.025 x 3.156)

A bright and airy room, with uPVC double glazed window the the front elevation, built in storage cupboard, power points and radiator

Bathroom

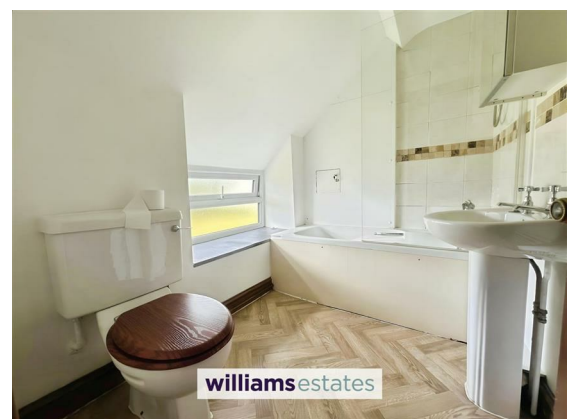
7'3" x 5'4" (2.219 x 1.632)

With low flush W.C, wash basin, bath with over head shower, tiled surroundings, wall mounted radiator, uPVC double glazed window to the rear elevation

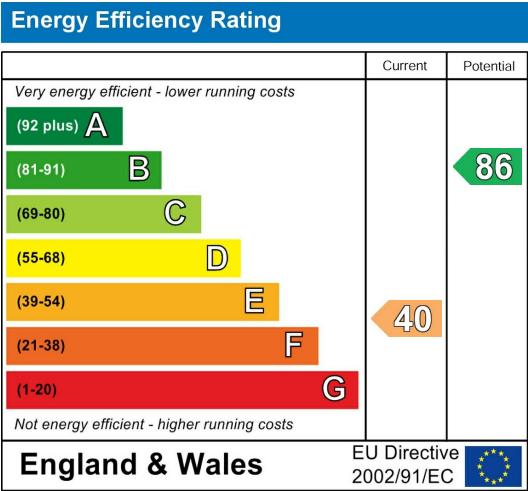


Directions

From the Agent's Ruthin Office take the A525 Wrexham Road, proceeding for some 4 miles through the village of Llysfasi and on passing the Llysfasi Agricultural College into the Nant Y Garth Pass. Follow the road for approximately 1.5 miles and take the first right turning signposted Bryneglwys. On reaching the 'T' junction with the A5104 Chester Road turn right and continue for about 1 mile and take the first left sign posted Bryneglwys village. Continue along this road into the village and the property can be found on the right hand side.



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.