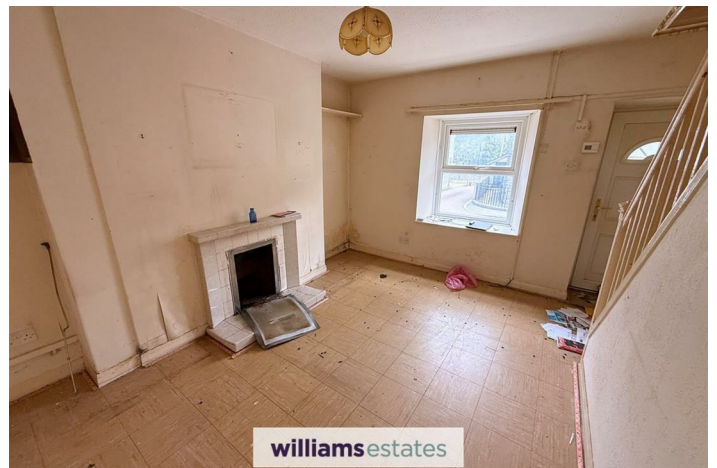




1 Corwena Terrace, Corwen, LL21 0DW

£65,000

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EPC - D63

Council Tax Band - A

Tenure - Freehold

Corwena Terrace, Corwen

2 Bedrooms - House - Terraced

**** No Onward Chain ***** Located within the heart of the market town of Corwen, this two bedroom house on Corwena Terrace presents an excellent opportunity for both first-time buyers.

While the house is in need of modernisation, this presents a unique chance to create a home tailored to your tastes and preferences. The potential for transformation is vast, allowing you to reimagine the space to suit your lifestyle.

Corwen itself is a picturesque town, rich in history and surrounded by stunning countryside with the River Dee flowing through, making it an appealing location for those seeking a tranquil yet vibrant community. With local amenities and transport links within easy reach, this property is not only a place to live but a gateway to the beautiful landscapes of North Wales.

EPC Rating: D63 - Council Tax Band: A - Tenure: Freehold



Accommodation

uPVC door leads into

Living Room

12'7" x 12'5" (3.85 x 3.80)

With open fire, double radiator, uPVC double glazed window to the front elevation and stairs leading off

Kitchen

12'0" x 7'0" (3.66 x 2.15)

With stainless steel sink with base unit beneath, double base unit with wall units above, radiator and uPVC double glazed window and door to the rear elevation.

Stairs/Landing

From the Living Room stairs lead to the landing

Bedroom One

12'9" x 12'5" (3.90 x 3.80)

uPVC double glazed window to the front elevation, double radiator, cupboard housing the Worcester gas central heating boiler

Bedroom Two

7'8" x 6'2" (2.34 x 1.90)

With radiator and uPVC double glazed window to the rear

Shower Room/W.C

5'6" x 4'9" (1.68 x 1.47)

Show tray with electric shower over, wash basin, W.C, radiator and uPVC double glazed window to the rear.

Outside

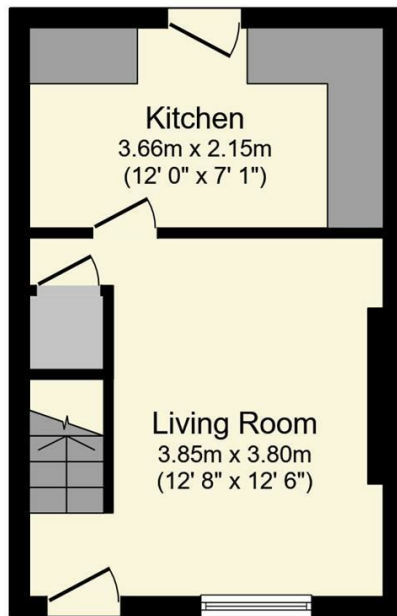
Small enclosed yard to the rear with gated entrance and two garden stores.

Directions

From Ruthin office and turn onto the A494 Corwen Road and continue for approximately 13 miles through the village of Gwyddelwern, continue into Corwen and to the centre of the town taking the left turning . The property can be found on the right hand side by way of our for sale board.

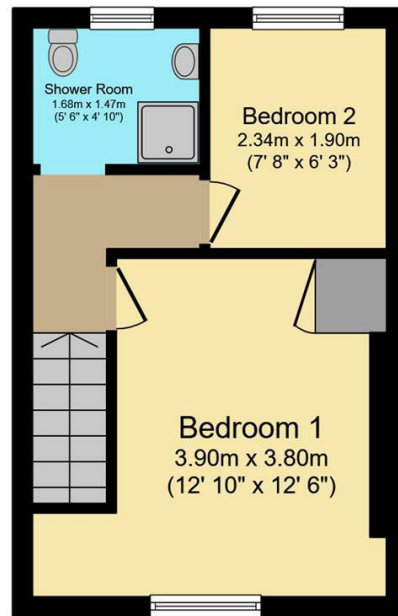






Ground Floor

Floor area 23.2 sq.m. (250 sq.ft.)



First Floor

Floor area 23.2 sq.m. (249 sq.ft.)

Total floor area: 46.4 sq.m. (499 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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