

18 Clawdd Poncen, Corwen, LL21 9RT

£175,000

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EPC - E54 Council Tax Band - B Tenure - Freehold

Clawdd Poncen, Corwen

4 Bedrooms - House - Semi-Detached

NO ONWARD CHAIN

This delightful semi-detached house offers a perfect blend of comfort and space for family living. The property boasts a reception room, dining room, separate utility off the kitchen, three / four bedrooms, family bathroom on the first floor and downstairs W.C. This property features easily maintained gardens both at the front and rear and nearby parking. This property presents a wonderful opportunity for families or individuals looking to settle in a serene environment while still being within reach of local amenities. With its spacious layout and charming features viewings are highly recommended.



Accommodation

UPVC door leading into hall with doors off and stairs leading up to the first floor

W.C

2'8" x 5'6" (0.83 x 1.69)

Having a low flush W.C with wash basin and stainless steel mixer tap and small upbeat double glazed window to the side elevation.

Reception Room

11'11" x 11'7" (3.65 x 3.54)

A good sized room with uPVC double glazed window to the front elevation and power points and door leading into



Dining Room

12'6" x 10'0" (3.83 x 3.05)

Another good sized room with power points and uPVC sliding door leading into an outside area.

Kitchen

11'10" x 9'1" (3.62 x 2.77)

A range of wall, draw and base units with work tops over, integrated oven with 4 ring hob above, integrated dishwasher, void for fridge freezer, one and half stainless steel bowl with stainless steel mixer tap, power points, uPVC double glazed patio doors leading into the garden, and door leading into

Utility Room

9'10" x 7'1" (3.00 x 2.16)

Having wall and base units with work tops over, stainless steel sink with stainless steel mixer tap and drainer, Powerpoints, cupboards for storage and one housing the electric box, uPVC window to the side elevation and uPVC door to the rear garden.



Landing

Stair from the entrance hall leading up to the first floor with doors off to the

Master Bedroom

11'10" x 10'1" (3.62 x 3.09)

A good sized room with built in cupboards, powerpoints and uPVC window to the front elevation

Bedroom Two

9'9" x 11'7" (2.99 x 3.54)

Again, another sized room with built in cupboards, power points and uPVC double glazed windows to the rear elevation.

Bedroom Three

7'1" x 10'2" (2.17 x 3.10)

A single bedroom with built in cupboards, power points, and uPVC double glazed windows to the front elevation

Bedroom Four/Office

4'9" x 8'7" (1.45 x 2.63)

Having built in cupboards, power points and uPVC double glazed window to the rear elevation

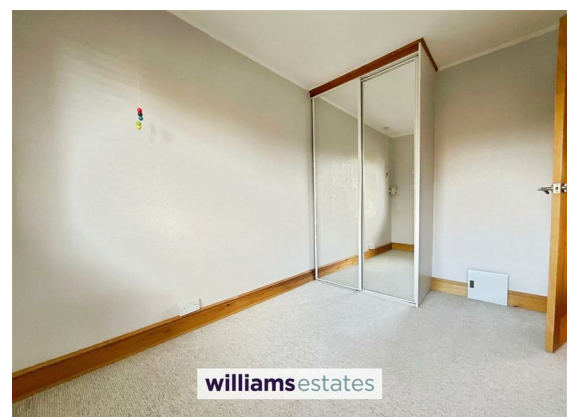
Bathroom

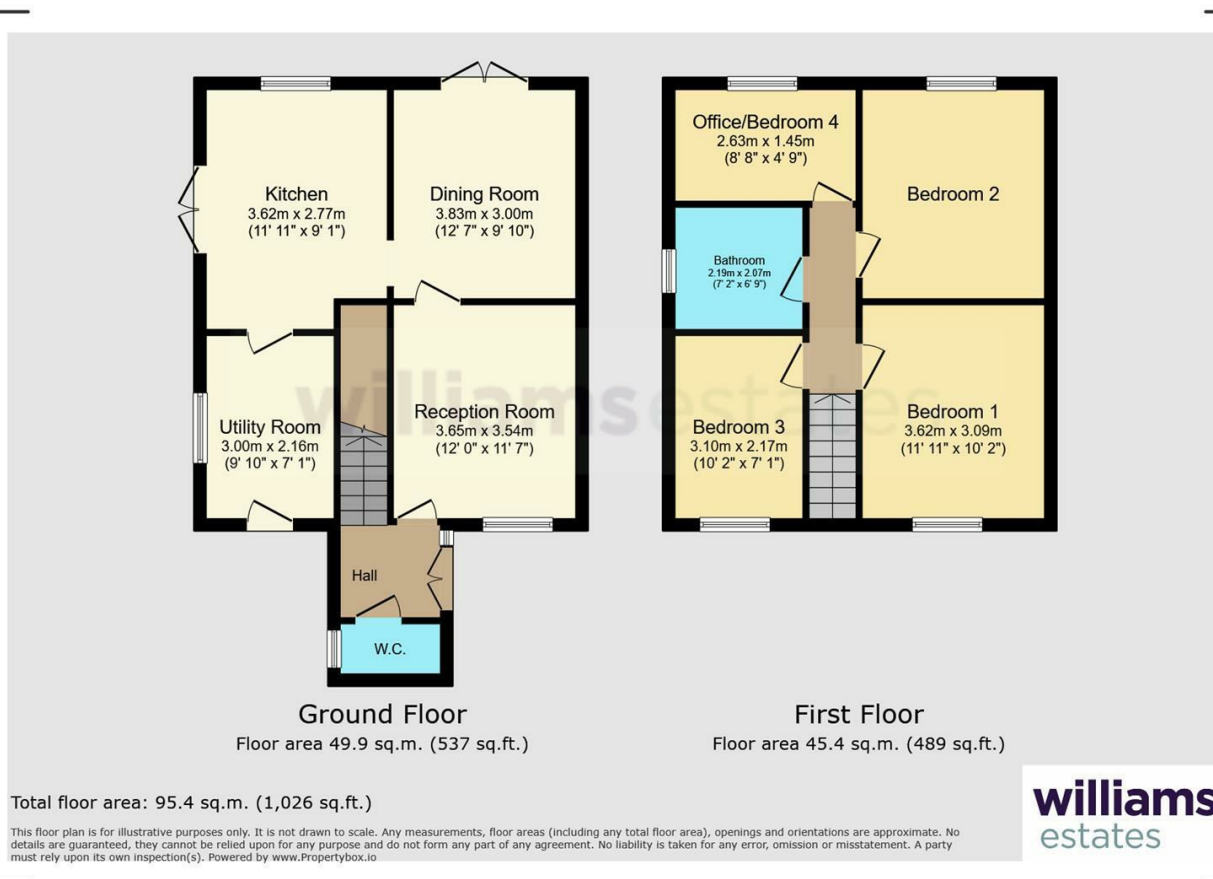
7'2" x 6'9" (2.19 x 2.07)

A three peice white suite with wash basin, W.C, bath with over head shower, storage cupboards, tiled floor to ceiling and uPVC double glazed window to the side elevation

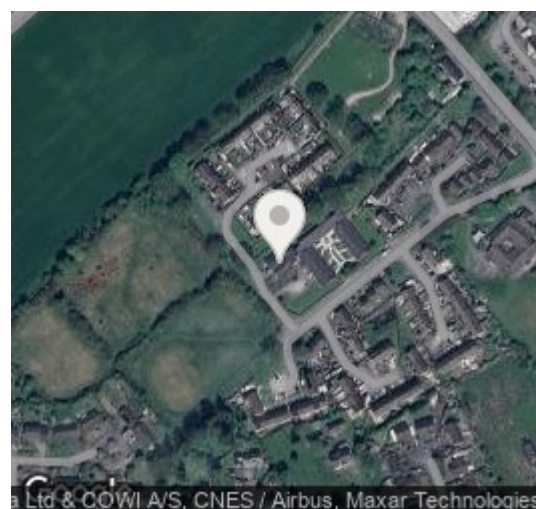
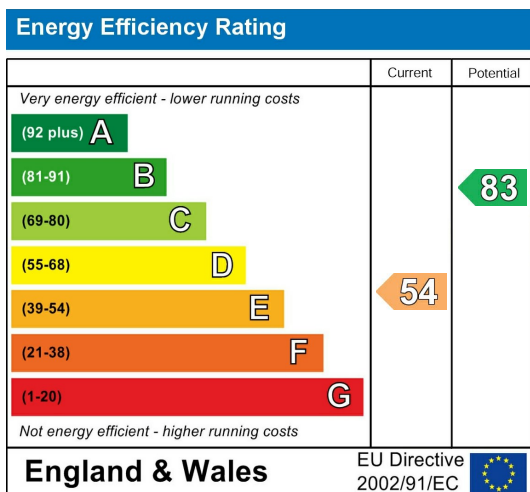
Directions

From our office in Ruthin, take the Corwen road for 4 miles to the A494 for a further 8.9 miles, then turn right onto B5437 to Clawdd Poncen and the property will be on your right.





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.

williams estates

Call us on
01824 704050
Ruthin@williamsestates.com