

# BOWEN

PROPERTY SINCE 1862



Asking Price £110,000

Isgoed, Glyndyfrdwy,  
Corwen LL21 9EU

🏠 2 Bedrooms

🚿 1 Bathroom

## Isgoed, Glyndyfrdwy, Corwen LL21 9EU



### General Remarks

Commanding pleasant views over the valley, this two bedroom semi-detached cottage also benefits from off-road parking and a gravelled garden which also enjoys the views. Retaining various character features including a beamed ceiling in the living room, the accommodation is double glazed and briefly comprises an entrance porch, living room, handy walk-in storage cupboard, kitchen with a utility room leading off, landing, main bedroom, further bedroom and a shower room. This property is offered for sale with NO ONWARD CHAIN and has been competitively priced so an early viewing is advised.

### Accommodation

#### On The Ground Floor:

**Entrance Porch:** Wooden glazed door to the side elevation. PVCu double glazed window to the front elevation. Tiled floor.

**Living Room:** 14' 5" x 13' 1" (4.40m x 4.00m) PVCu double glazed window to the front elevation. Three radiators. Beamed ceiling. Fire recess with hearth.

**Walk-in Storage Room:** 14' 3" x 4' 2" (4.35m x 1.27m) Window to the rear elevation. Radiator.

**Kitchen:** 11' 3" x 7' 3" (3.42m x 2.20m) PVCu double glazed window to the front elevation. Wall and base units. Stainless steel sink and drainer unit with mixer tap. Electric point for cooker. Space for fridge freezer. Wall tiling. Tiled floor. Radiator.

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**Utility Room:** 7' 11" x 4' 5" (2.42m x 1.34m)  
PVCu double glazed windows to the front and rear elevations. Base unit with complementary work surface. Stainless steel sink with mixer tap. Plumbing for washing machine. Wall tiling. Tiled floor.

**On The First Floor:**

**Landing:** Attic hatch.

**Bedroom 1:** 14' 2" x 9' 7" (4.31m x 2.93m)  
PVCU double glazed window to the front elevation. Radiator.

**Bedroom 2:** 12' 2" x 8' 0" (3.71m x 2.45m)  
PVCu double glazed window to the front elevation. Radiator. Beamed ceiling.

**Shower Room:** 14' 3" x 4' 6" (4.34m x 1.36m)  
PVCu double glazed window to the rear elevation. White three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor. Radiator. Airing cupboard.





**Outside:** Externally there is a gravelled driveway to the side of the cottage which leads through to a gravelled Seating Area bordered by mature plants and shrubs.

**Services:** There is no gas to the property but all other mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the oil-fired boiler situated in an attached Outbuilding.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - Awaiting.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** From the Agents Llangollen Office proceed up Castle Street to the traffic lights at which turn right onto the A5 in the direction of Corwen. Continue out of the town following the valley road for approximately 5.5 miles to the village of Glyndyfrdwy. Once in the village pass The Berwyn Arms on the right and the property will be observed on the left-hand side of the road after approximately 150 metres.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



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