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7 Maes Y Llan, Carrog, LL21 9AW

Price £159,950

A three-bedroom semi-detached house situated in the sought-after village of Carrog, enjoying a pleasant backdrop of the beautiful Welsh countryside. The property offers well-proportioned family accommodation briefly comprising a lounge, spacious family kitchen/dining room, generous utility room, three bedrooms and a family bathroom. Externally, the property benefits from a lawned garden to the front and an enclosed paved garden to the rear. Oil-fired central heating. NO CHAIN

Location
The pretty village of Carrog is a flourishing village just eight miles to the west of Llangollen. An excellent local primary school, in addition to which there is the widely known Grouse Inn, the village hall and Carrog Station which forms part of the Llangollen Steam Railway. Though rurally located, Carrog lies within easy reach of Llangollen (8 miles), Ruthin (12 miles), Wrexham (22 miles) and Chester (33 miles). Good road links provide easy daily commuting to all of these commercial centres and beyond.

Accommodation
uPVC entrance door with canopy over opens into:-

Hallway
Stairs rise to the first floor, uPVC window to side, door off to:-

Lounge
uPVC window to the front allowing for plenty of natural light, radiator, useful understairs storage cupboard and door leading to:-

Kitchen/Dining Room
Fitted with a range of base and wall units with work surface areas incorporating a sink unit with window above enjoying lovely views over the surrounding countryside. Space for cooker, plumbing for dishwasher, uPVC external door with glazed panel leading out to the garden and archway opening into:-

Utility
Plumbing for washing machine, oil-fired central heating boiler, work surface, uPVC window to the side and radiator.

On The First Floor
Stairs rise from the entrance hall to the first-floor landing, having a radiator and doors leading off to all rooms.

Bedroom One
Master bedroom with uPVC window to the rear enjoying lovely views over the surrounding countryside and radiator.

Bedroom Two
Double bedroom with uPVC window to the front and radiator.

Bedroom Three
uPVC window to side and radiator.

Bathroom
Bathroom fitted with a bath having shower over and shower screen, WC and wash hand basin. uPVC window to the side and radiator.

Outside
The property benefits from a good-sized lawned garden to the front, with a pathway to the side leading to the entrance door. A side gate opens into the enclosed rear garden, which is predominantly paved for ease of maintenance. There is also a useful outbuilding and oil storage tank. The rear garden enjoys pleasant views over the surrounding countryside.

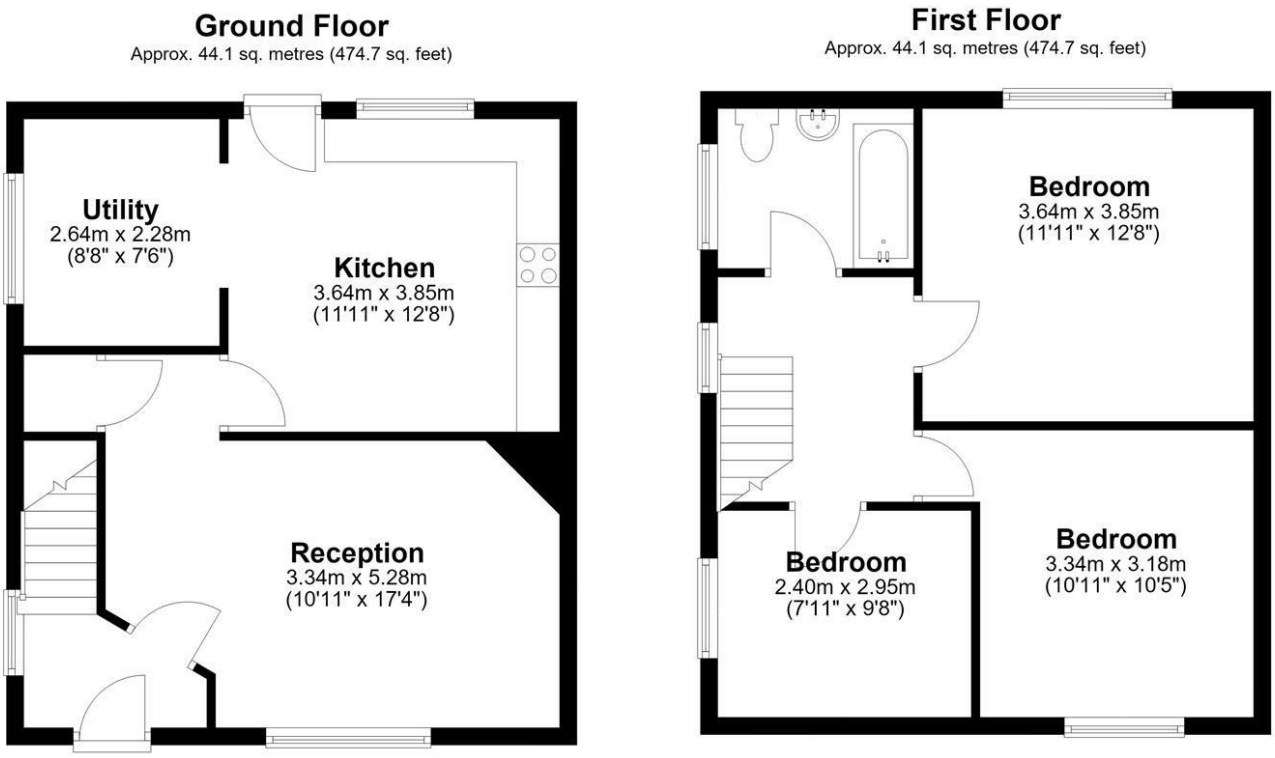








Floor Plan

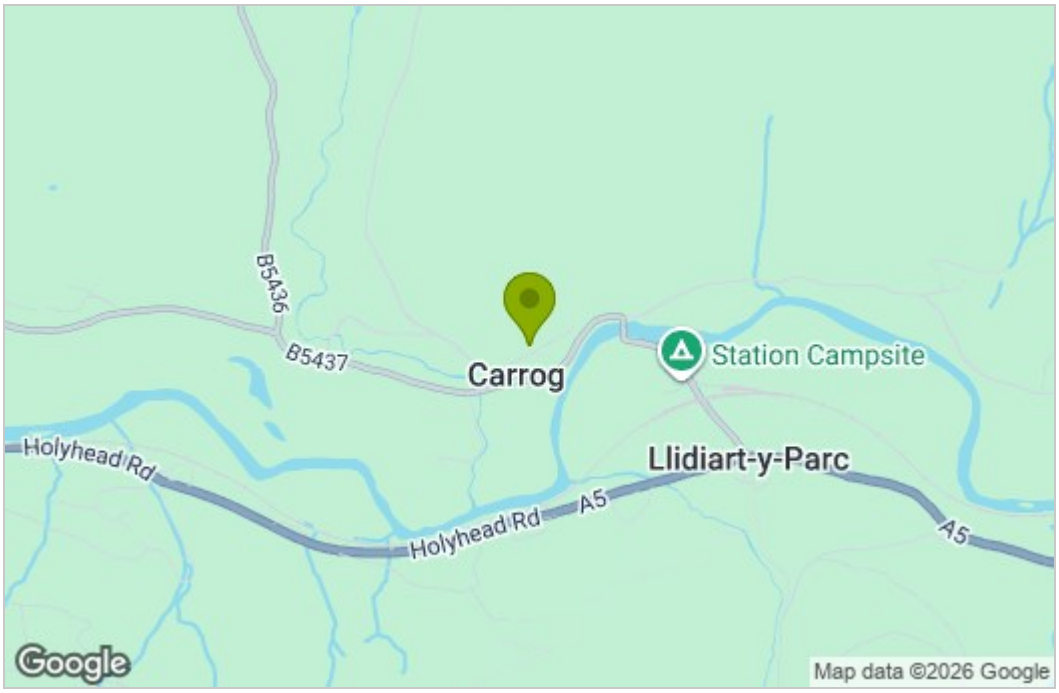


Total area: approx. 88.2 sq. metres (949.4 sq. feet)

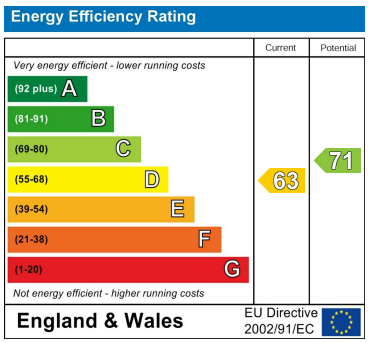
Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
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7 Maes Y Llan

Area Map



Energy Efficiency Graph



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