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18 Clawdd Poncen, Corwen – LL21 9RT

Offers in Region of **£175,000**

18 Clawdd Poncen

Corwen, Corwen

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.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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Accommodation

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

W.C

Dimensions: 0.83 x 1.69 (2'8" x 5'6"). 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

Dimensions: 3.65 x 3.54 (11'11" x 11'7"). A good sized room with uPVC double glazed window to the front elevation and power points and door leading into

Dining Room

Dimensions: 3.83 x 3.05 (12'6" x 10'0"). Another good sized room with power points and uPVC sliding door leading into an outside area.

Kitchen

Dimensions: 3.62 x 2.77 (11'10" x 9'1"). A range if 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

Dimensions: 3.00 x 2.16 (9'10" x 7'1"). 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 homing 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

Dimensions: 3.62 x 3.09 (11'10" x 10'1"). A good sized room with built in cupboards, powerpoints and uPVC window to the front elevation

Bedroom Two

Dimensions: 2.99 x 3.54 (9'9" x 11'7"). Again, another sized room with built in cupboards, power points and uPVC double glazed windows to the rear elevation.

Bedroom Three

Dimensions: 2.17 x 3.10 (7'1" x 10'2"). A single bedroom with built in cupboards, power points, and uPVC double glazed windows to the front elevation

Bedroom Four/Office

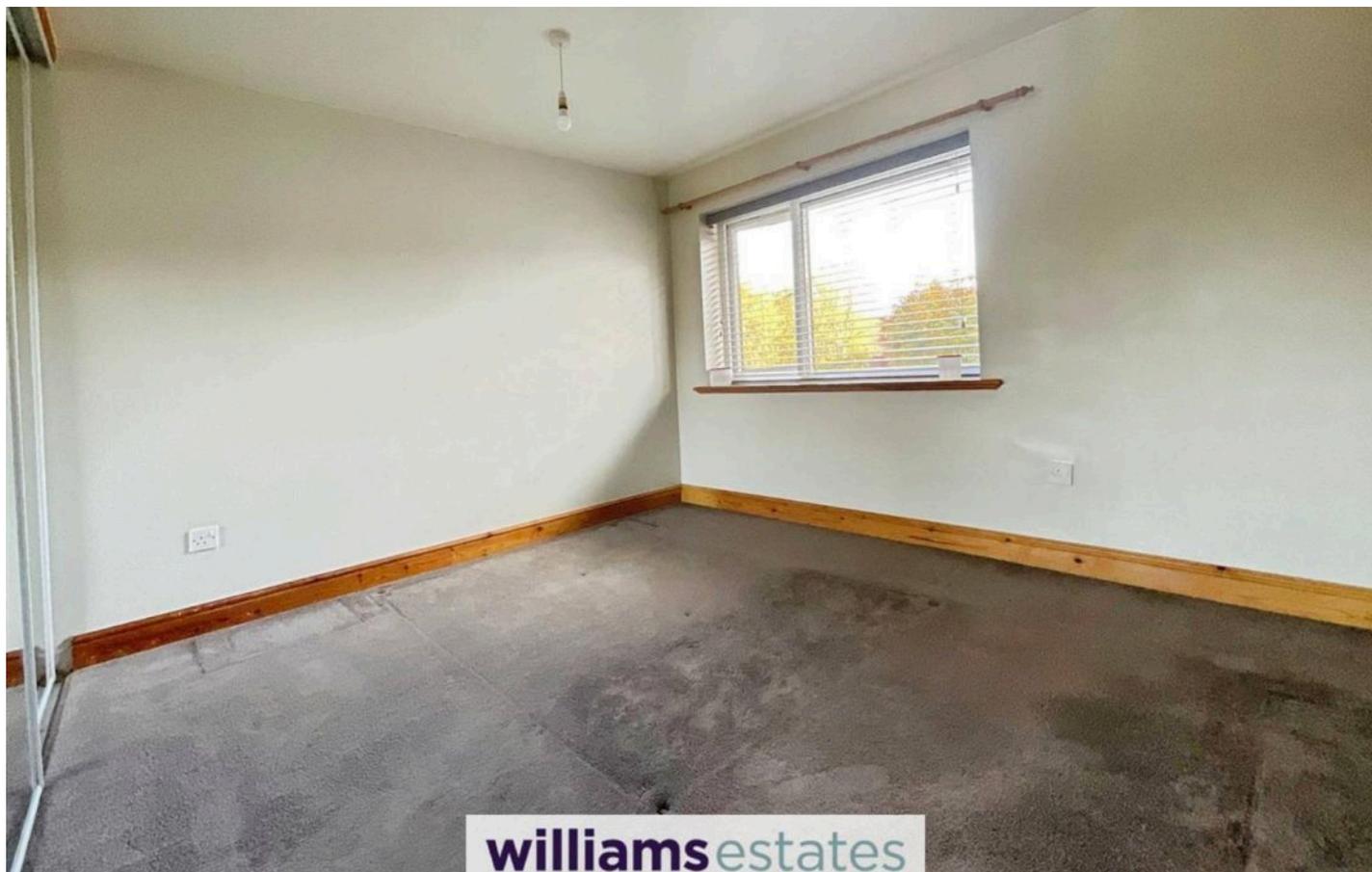
Dimensions: 1.45 x 2.63 (4'9" x 8'7"). Having built in cupboards, power points and uPVC double glazed window to the rear elevation

Bathroom

Dimensions: 2.19 x 2.07 (7'2" x 6'9"). 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.



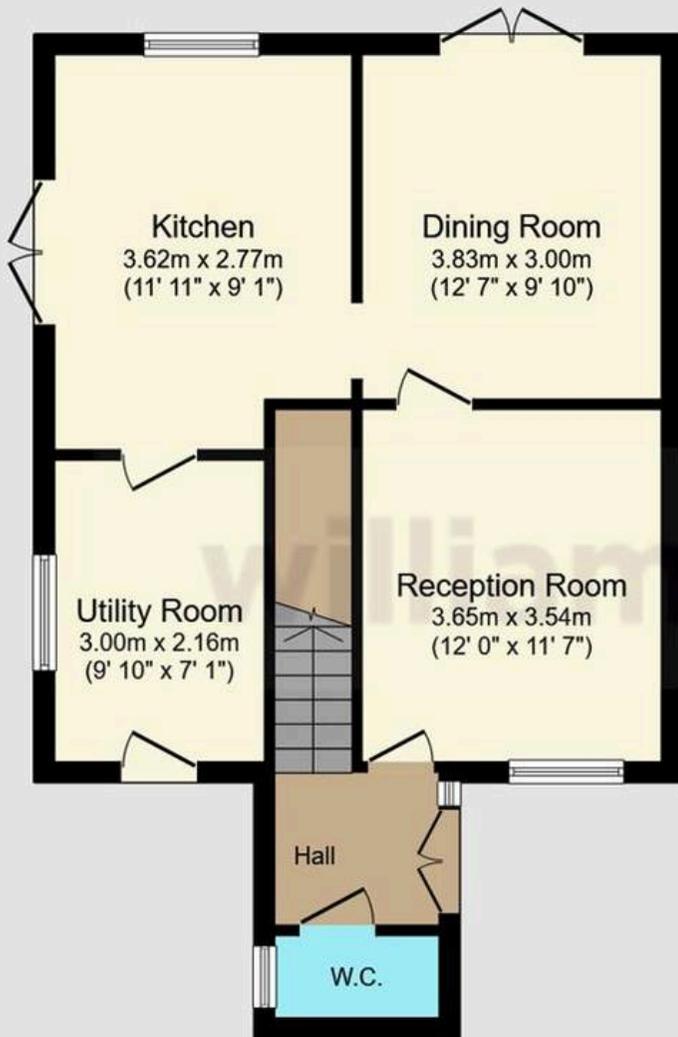


GARDEN

OFF STREET

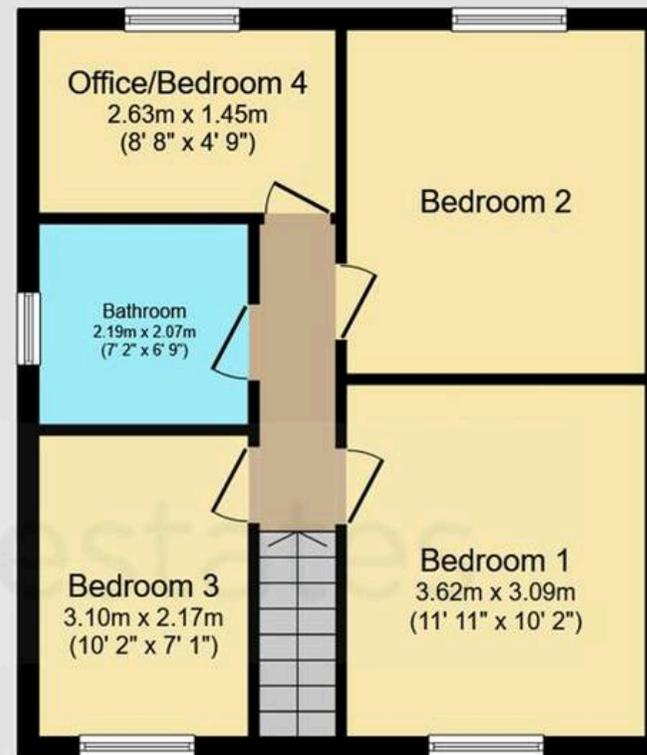
2 Parking Spaces

Communal car park- no allocated spaces



Ground Floor

Floor area 49.9 sq.m. (537 sq.ft.)

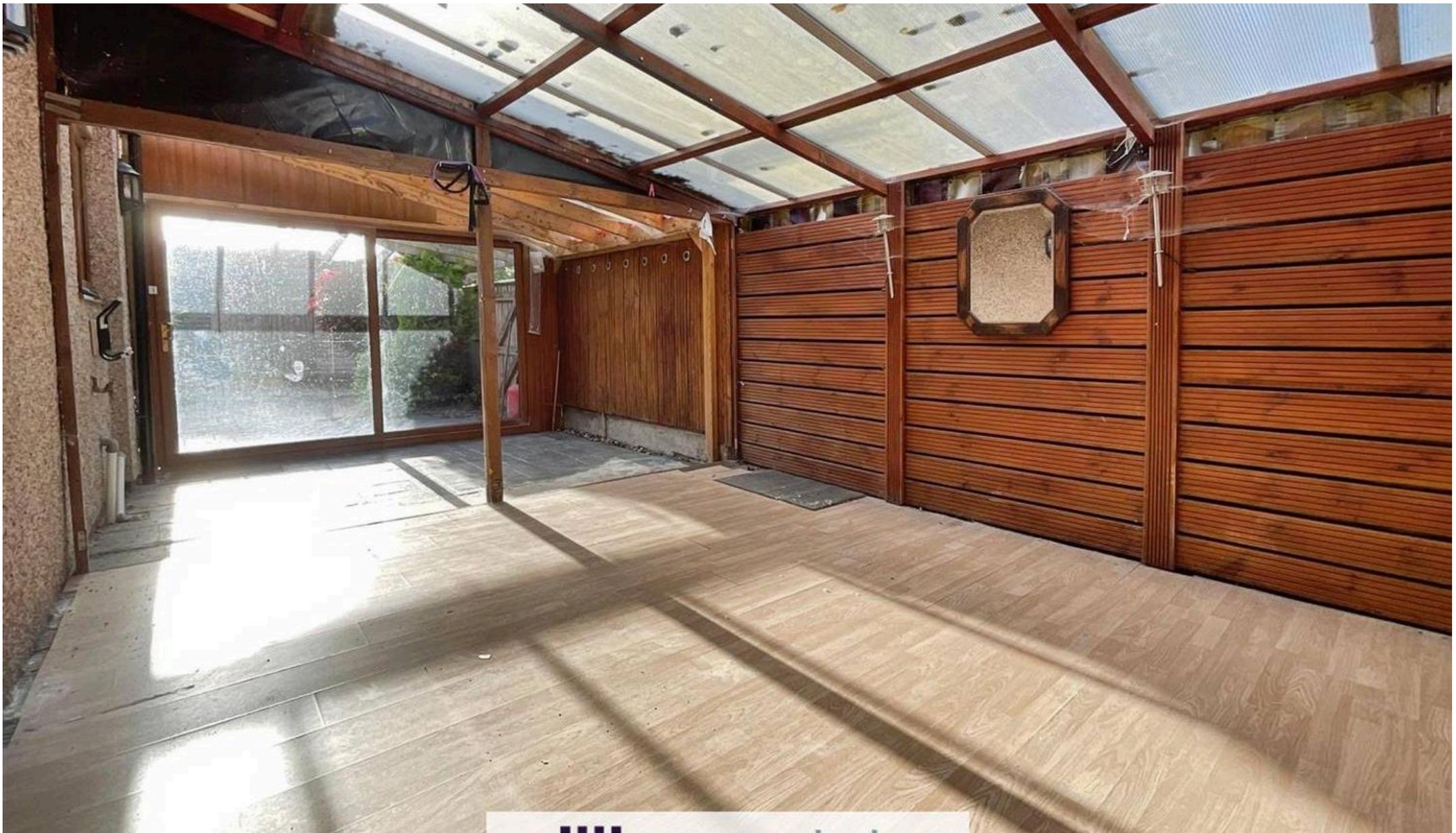


First Floor

Floor area 45.4 sq.m. (489 sq.ft.)

Total floor area: 95.4 sq.m. (1,026 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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