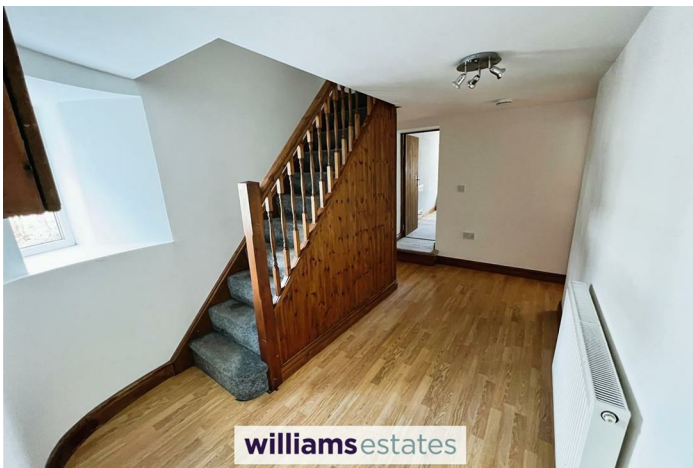




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**Heulwen The Square, Cynwyd, Corwen,  
Denbighshire, LL21 0LE**

**£199,950**

 3  1  2  E

**EPC - E49    Council Tax Band - C    Tenure - Freehold**



# The Square, Corwen

## 3 Bedrooms - House - Terraced

Available with no onward chain and vacant possession! A character three bedroom period cottage in the delightful village of Cynwyd, circa two miles from Corwen and approximately fourteen miles from Ruthin. Having spacious bedrooms, an attractive fitted kitchen, convenient utility room, bathroom, reception/dining room and living room. The cottage benefits from uPVC double glazing, central heating and from an attractive, low maintenance paved rear garden, ideal for alfresco dining. Within close proximity is a primary school, general stores, a post office and a lovely village pub, while the A5 is within easy reach, offering quick and convenient access towards Chester, Wrexham and Llangollen. Viewing is highly recommended to appreciate this wonderful property. Tenure: Freehold. Council Tax Band: C. EPC Rating: TBC.



### Accommodation

Entrance is via a composite front door, leading into the:

#### Entrance Hall

Having a radiator, uPVC window to the front elevation, stairs leading to the first floor, understairs storage cupboard and doors off.

#### Reception Room

14'9" x 12'1" (4.5m x 3.7m)

Having a radiator, two uPVC double glazed windows to the front elevation and TV point.

#### Living Room

14'1" x 11'5" (4.3m x 3.5m)

Having a radiator, a double glazed uPVC window to the front elevation, wall mounted gas fireplace and TV point.



#### Kitchen

18'4" x 7'6" (5.6m x 2.3m)

A modern, bright kitchen with two uPVC double glazed windows and a uPVC door leading outside to the rear garden. Fitted with a range of wall and base units, wood block work surfaces, integral oven, four ring gas hob with extractor hood over, radiator, void for fridge freezer, ceramic tile flooring.

#### Utility

9'6" x 8'2" (2.9m x 2.5m)

Being accessed externally, the utility has a uPVC window, wall mounted combi boiler and void for a washing machine.



#### Bedroom

16'8" x 7'10" (5.1m x 2.4m)

Having a radiator, two uPVC double glazed windows overlooking the rear, and a TV point.

#### Landing

Having double glazed velux roof lights, radiator, fitted storage cupboard and doors off. There are stairs leading down to the ground floor.

### Bedroom One

15'1" x 10'5" (4.6m x 3.2m)

Having a uPVC double glazed window to the front elevation and a radiator. There is also a velux roof light.

### Bedroom Two

12'1" x 11'5" (3.7m x 3.5m)

Having a radiator and a uPVC double glazed window overlooking the front elevation.

### Bathroom

8'10" x 8'10" (2.7m x 2.7m)

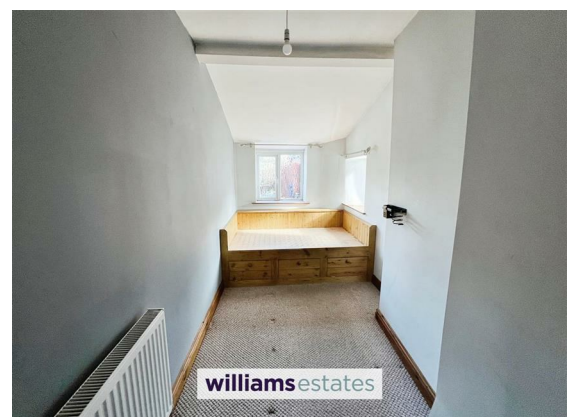
Comprising of a panelled bath and shower handset, WC, hand wash basin with taps over, towel radiator, ceramic tiled walls and an extractor fan. There is also a uPVC double glazed window.

### Outside

To the rear of the property. there is a private paved rear garden which is ideal for alfresco dining. There are also fence boundaries. A uPVC door leads to the aforementioned utility area.

### Directions

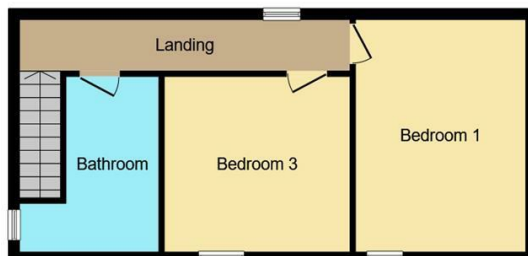
Proceed from Ruthin office onto Castle Street and continue along onto Corwen Road and A494 to B4401 to Corwen. Turn left at the traffic lights and then right signposted Cynwyd B4401. Continue to the village passing the convenience store on the right and property can be located on The Square





### Ground Floor

Floor area 63.4 m<sup>2</sup> (683 sq.ft.)



### First Floor

Floor area 44.1 m<sup>2</sup> (475 sq.ft.)

**TOTAL: 107.5 m<sup>2</sup> (1,157 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 |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | <b>73</b> |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   | <b>49</b>                  |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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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