



96 Maesafallen Estate, Corwen - LL21 9AD

Offers in Region of **£170,000**

96 Maesafallen Estate

Corwen, Corwen

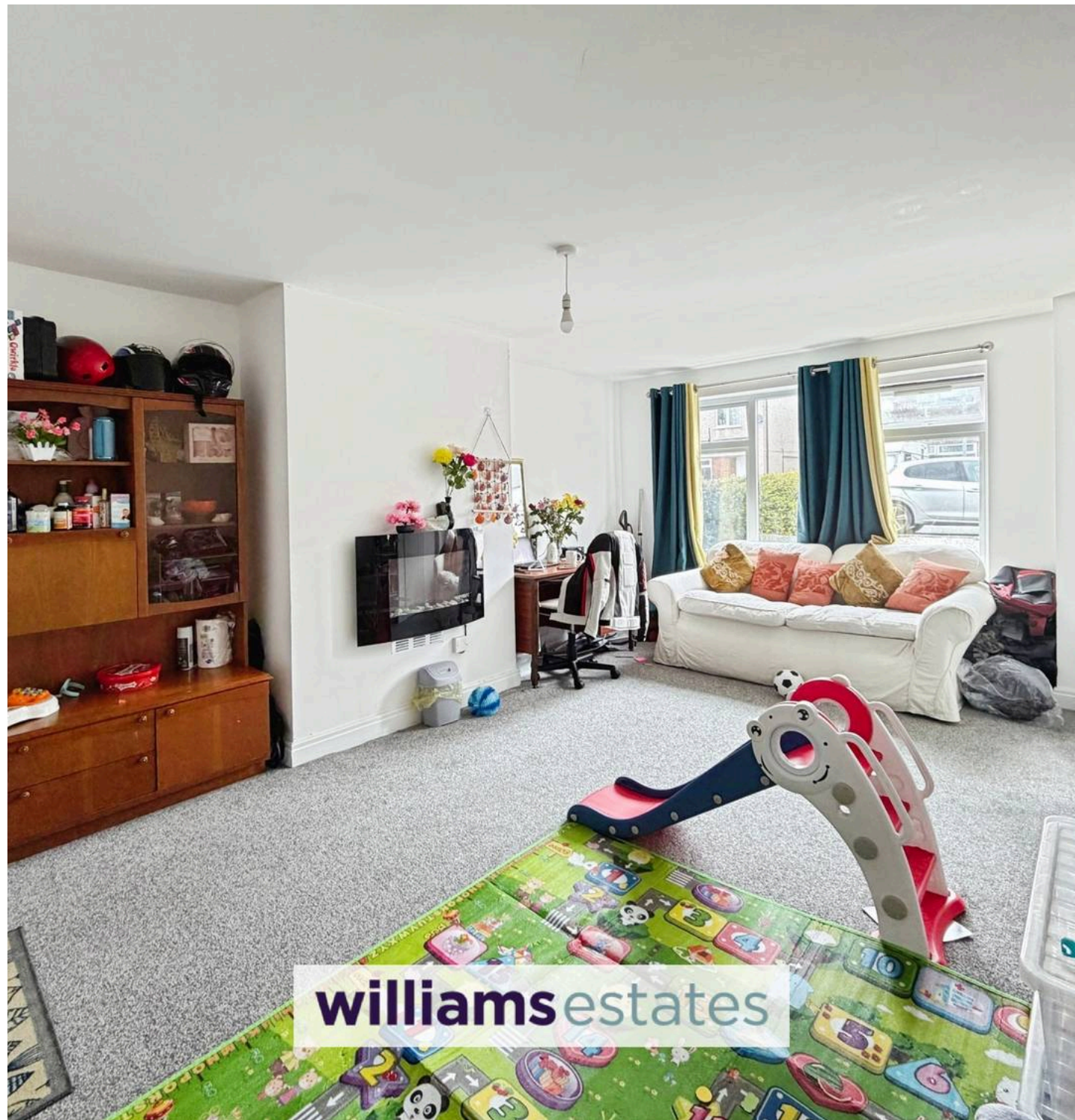
NO ONWARD CHAIN a semi-detached family home is ideally located within walking distance to Corwen Village, Primary School and the Hew Jones Leisure Centre. This cosy home offers stunning views over the River Dee in a rural location. The Accommodation comprises of a spacious living room, kitchen, three bedrooms a family bathroom and good sized rear garden. Further benefits include uPVC double glazing throughout, gas central heating, ample off street parking and open timber shed for storage. Viewing highly recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





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Accommodation

Timber front door with central glazed window leaving into;

Entrance Hallway

Having stairs to the first floor, powerpoints, radiator and door leading into:

Living Room

16' 7" x 11' 0" (5.05m x 3.36m)

With centrally located fireplace with electric fire, radiator, powerpoints, lighting, TV aerial, large double glazed uPVC window overlooking the front aspect of the property and door leading into:

Kitchen

14' 10" x 7' 1" (4.52m x 2.15m)

Comprising of drawers and base units with wall units above, stainless steel sink void for washing machine and fridge freezer, powerpoints, radiator and lighting. Complete with electric oven, ceramic four ring electric hob over and extractor fan above, integrate dishwasher, tiled splash back, tiled flooring, cupboard homing the electric meter, a two double glazed uPVC windows overlooking the garden and uPVC double glazed door providing access to the rear garden.

Landing

Stairs from the entrance hall leading up to the first floor with Powerpoints, lighting, loft access and doors off.

Master Bedroom

15' 4" x 8' 6" (4.67m x 2.59m)

A good sized double bedroom with lighting, powerpoints, radiator, double glazed uPVC window to the front elevation and cupboard homing the 'Ideal' boiler.



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Bedroom Two

8' 3" x 8' 6" (2.52m x 2.58m)

A spacious bedroom with powerpoints, lighting, radiator and a double glazed uPVC window to the rear elevation.

Bedroom Three

6' 3" x 9' 11" (1.91m x 3.02m)

A single bedroom, located over the stairs, with powerpoints, radiator, lighting and a double glazed uPVC window overlooking the front elevation.

Family Bathroom

5' 0" x 6' 2" (1.52m x 1.89m)

Having a three piece suit comprising of paneled bath with over head power shower, low flush W.C and wash basin with mixer tap over and storage cupboards under. Lighting and a uPVC frosted double glazed window to the rear elevation.

Outside

To the front of the property is a gravel drive providing ample parking. To the rear of the property is a easy maintenance garden which is paved, and has a long timber open shed providing ample storage. Access down the side of the house is generous and provides ample bin storage or room to extend the property.

Directions

From our Ruthin Office, take the Corwen Road A494 for approximately 10.6 miles. Take the B5437 into Corwen, this left turning is after a large white house on the left. Continue straight over the junction continuing on the B5437 past the lfor Williams warehouses. Continue down this road for approx 400 yards, take the left turning into Maesafallen. Take the second right and the house is located on the right hand side.



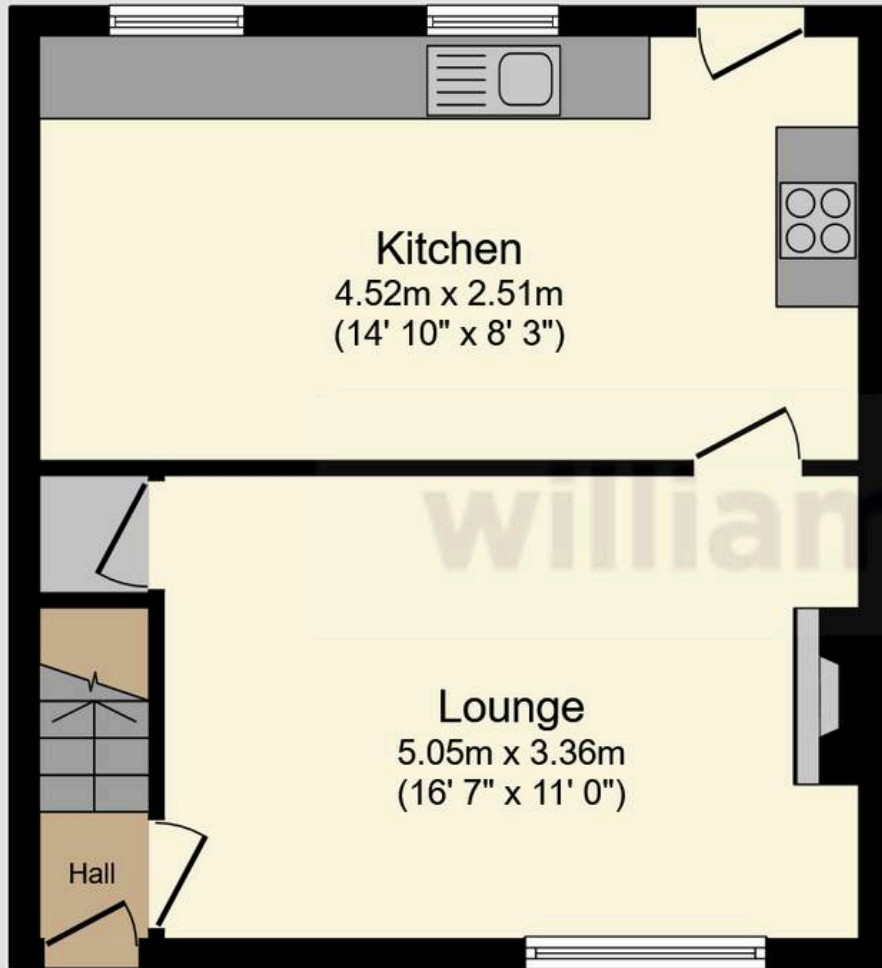


GARDEN

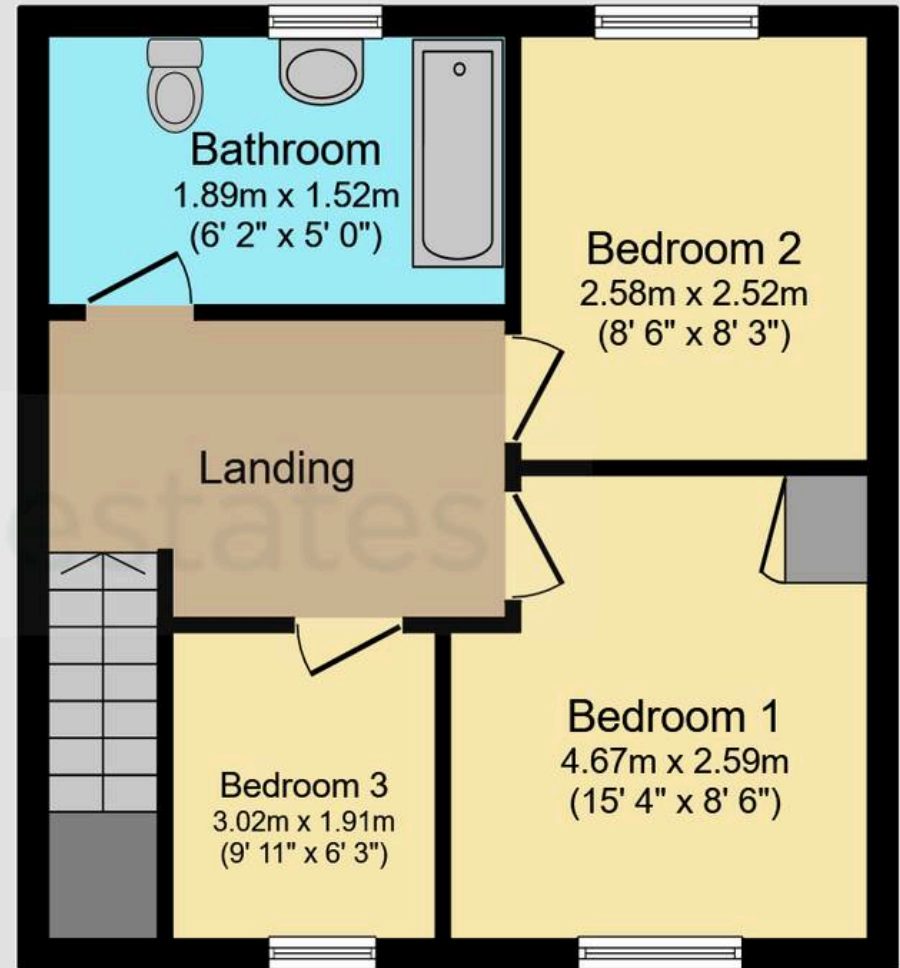
OFF STREET

3 Parking Spaces

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Ground Floor



First Floor

Total floor area: 77.6 sq.m. (836 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



Williams Estates Ruthin Office

Williams Estates, 2 St. Peters Square - LL15 1AA

01824704050 • Ruthin@williamsestates.com • www.williamsestates.com

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