

BOWEN

PROPERTY SINCE 1862



Asking Price £185,000

5 Glyndwr Terrace, Carrog,
Corwen LL21 9BA

🏠 2 Bedrooms

🚿 1 Bathroom

5 Glyndwr Terrace, Carrog, Corwen LL21 9BA



General Remarks

Tucked away down a small lane with gardens adjoining the banks of the River Dee and overlooking open countryside, this two double bedroom cottage has been modernised by the current owner to a good standard and now benefits from a neutral décor and a contemporary style kitchen and shower room. Internally the property briefly comprises of a living room, kitchen, landing, main bedroom with pleasant views, further double bedroom and a shower room. This property is sold with the benefit of NO ONWARD CHAIN.

Accommodation

On The Ground Floor:

Living Room: 12' 6" x 12' 3" (3.80m x 3.73m)

Wooden door to the front elevation. PVCu double glazed window to the front elevation. Wall mounted electric heater. Beamed ceiling.

Kitchen: 14' 9" x 7' 4" (4.49m x 2.23m) Wooden double glazed door and window to the rear elevation. Base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral electric oven and hob. Cooker hood. Integral fridge. Plumbing for washing machine. Wall tiling. Down-lighters. Wall mounted electric heater.

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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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On The First Floor:

Landing: Attic hatch. Cupboard housing the hot water cylinder.

Bedroom 1: 12' 2" x 9' 7" (3.70m x 2.91m)
PVCu double glazed window to the front elevation. Wall mounted electric heater.

Bedroom 2: 12' 0" x 9' 9" (3.66m x 2.97m)
Wooden double glazed window to the rear elevation. Wall mounted electric heater.

Shower Room: 6' 8" x 5' 6" (2.02m x 1.67m)

PVCu double glazed window to the front elevation. White three piece suite comprising a shower cubicle, wash hand basin set into cabinet and low level w.c. Heated towel rail.

Outside: Externally there is a small yard to the rear of the property but the main garden is to be found to the front of the property and is predominantly decked, making it an ideal entertaining space that overlooks the River Dee and the open countryside beyond.





Services: There is no mains gas to the property but the other mains services are connected subject to statutory regulations.

The property is heated by modern-style wall mounted electric heaters.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 53/E.

Council Tax Band: The property is valued in Band "B".

Directions: For satellite navigation purposes use the post code LL21 9BA. From Llangollen take the main A5 in a westerly direction for seven miles to Llidiart y Parc turning right once in the village. Continue down the hill and over the bridge and then turn left for Carrog. Continue past The Grouse Inn and through the village centre and take the turning on the left just before the Chapel. Once on the lane, the property will be observed on the right-hand side overlooking the River.



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