



2 Edeyrnion Terrace, Corwen - LL21 0AL

Offers Over £95,000

2 Edeyrnion Terrace

Corwen

Offered for sale with NO ONWARD CHAIN this one bedroom mid-terrace home situated within a popular area close to local amenities, a school and public transport links. In need of some modernisation ideal for investors or first time buyers an opportunity / ideal project for those looking to undertake a renovation project. The property offers a generous lounge, a spacious kitchen/dining room, first floor landing, double bedroom and bathroom, Externally is an easy maintenance courtyard with a storage area. Viewings highly recommended to see the property true potential.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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Accommodation

Wooden glazed door leading into

Reception Room

11' 1" x 10' 6" (3.39m x 3.19m)

A bright and airy room having radiator, PowerPoints, wood grain effect laminate flooring, deep sill, wooden single glazed window to the front elevation feature fireplace and sliding door leading into

Kitchen/Dining Room

12' 0" x 9' 2" (3.67m x 2.80m)

A spacious room having base units and drawers with working surfaces over and wall units above, stainless steel sink and drainer with stainless steel mixer tap, space freestanding fridge/freezer void and plumbing for washer, space for cooker, home of the logic combination boiler, tiled splash back, uPVC double glazed window to the side elevation, radiator, PowerPoints, under stairs storage cupboard and wooden glazed door leading to the rear courtyard.

Landing

Stairs rising from the entrance hall/lounge leading up to the first floor with loft access and doors off:

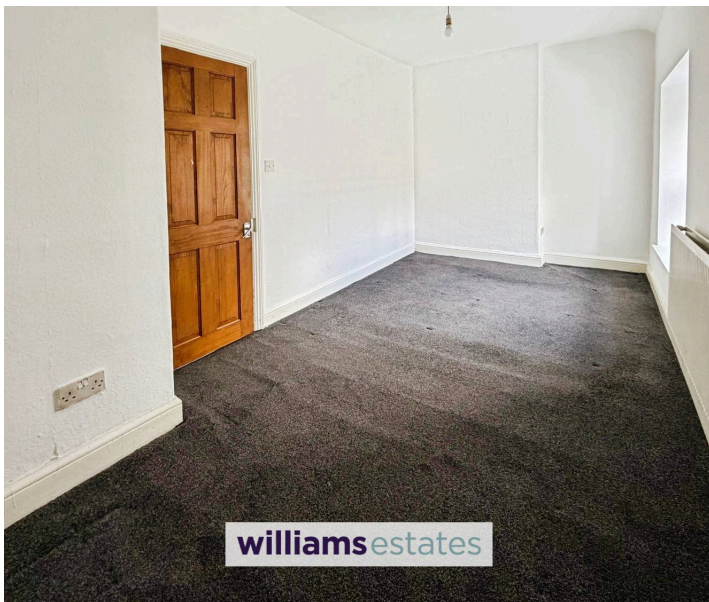
Bedroom

14' 7" x 8' 0" (4.44m x 2.43m)

A double room having radiator, power points and deep sill sash single glazed window to the front elevation.

Bathroom

Having a three piece suit comprising of pedestal wash basin, low flush w.c and panelled bath with overhead electric shower unit and shower head, panelled splash backs, radiator, large airing cupboard, deep sill frosted single glazed window to the rear elevation.



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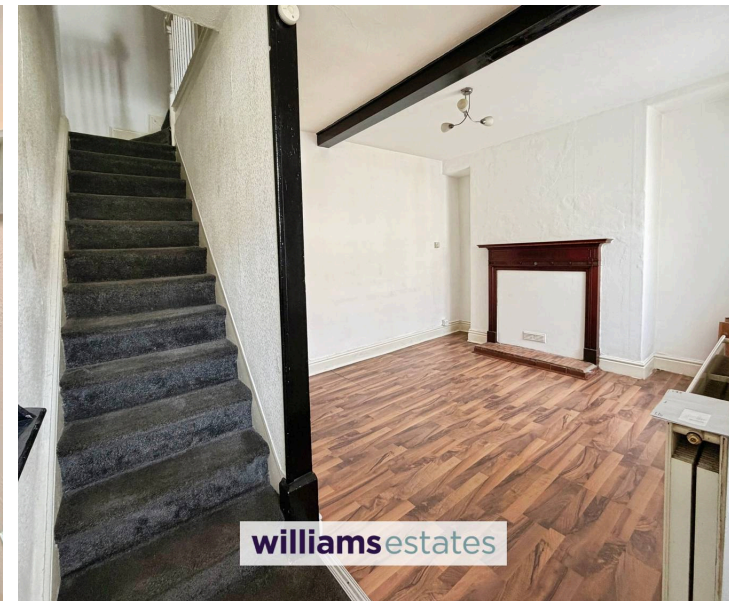
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Courtyard

To the rear is a paved patio area which is easy maintenance and sheltered storage area, there is also a gate providing access for bins to the front elevation.

Directions

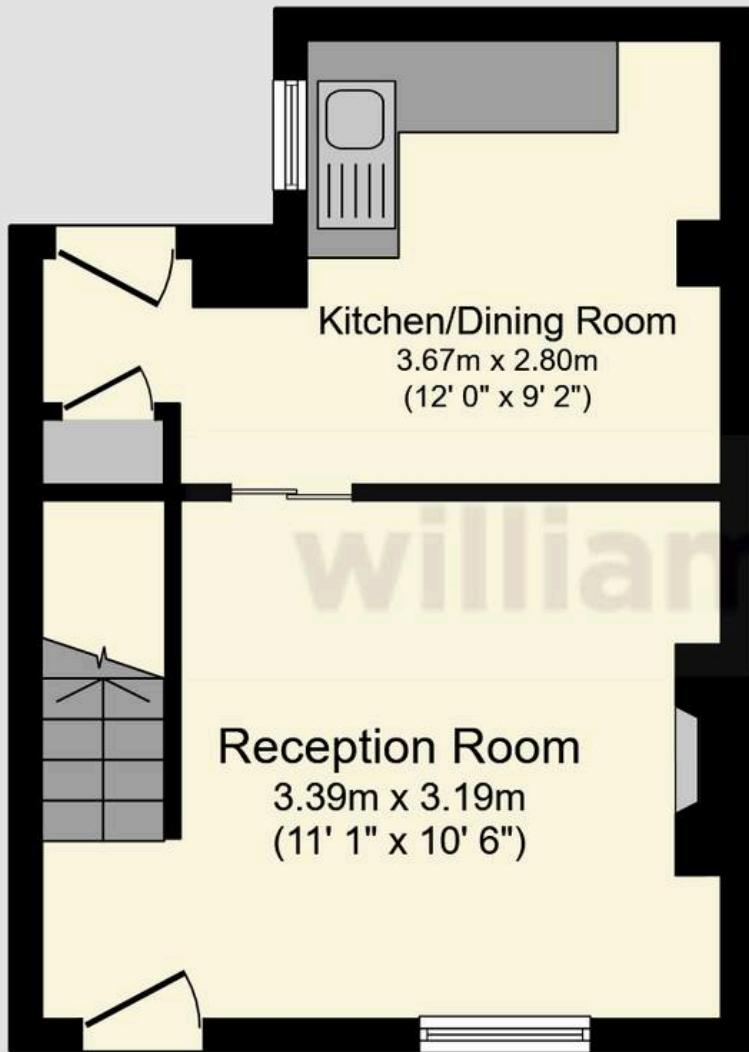
From our Ruthin office, turn left onto Castle Street, continue down Corwen Road (A494) for 11 miles, through the villages of Pwllglas and Bryn Saith, at the junction bear right continuing along the A494, at the traffic lights turn left onto the A5, follow along this road for 0.9 miles and then the property will be located on right.



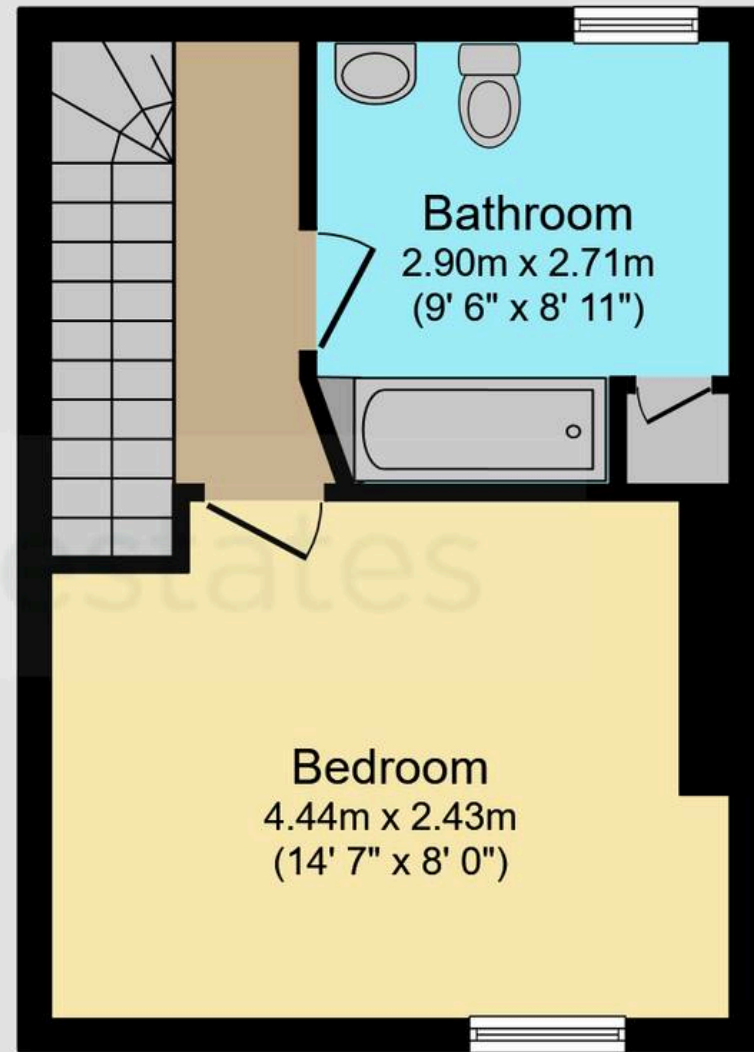


ON STREET

1 Parking Space



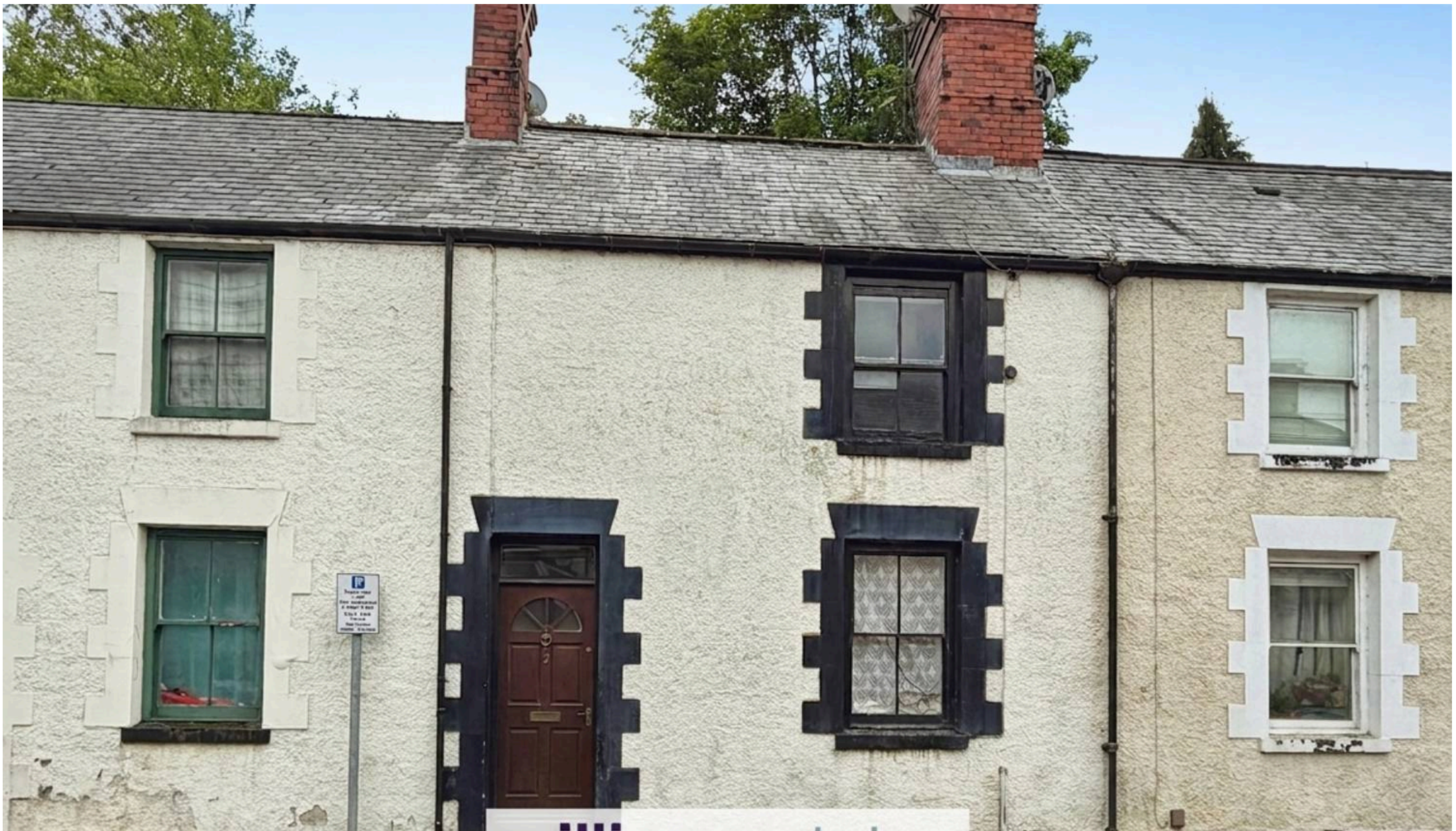
Ground Floor



First Floor

Total floor area: 54.3 sq.m. (584 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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