Arwelfa

Corwen | | LL21 0BU

Offers In The Region Of £375,000

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Situated in the popular village of Corwen, this spacious four-bedroom end-terrace family home is offered for sale with no onward chain. The ground floor offers versatile living with an entrance porch, hallway, open plan lounge/dining room, sunroom, inner hall/utility, kitchen/breakfast room and principal bedroom with en-suite. Upstairs are three further bedrooms, two doubles, plus a family bathroom and separate WC. Externally, the property boasts a detached garage with extra parking, driveway, and generous gardens to the front, side and rear, including lawned areas, an orchard, mature planting, workshop and a raised deck with far-reaching countryside views. Arwelfa sits on The Crescent, within walking distance of shops, cafés, pubs, primary school and medical facilities. Corwen is renowned for its community spirit, countryside walks and historic landmarks such as the Owain Glyndwr statue. Excellent road links via the A5 and A494 provide access to Llangollen, Ruthin, Bala and beyond. Llangollen, just a short drive away, offers shops, restaurants, leisure facilities and attractions including the Llangollen Railway, Eisteddfod and Horseshoe Pass. Chester, Wrexham and the North Wales coast are also easily accessible. This home combines spacious family accommodation, substantial gardens and scenic views, all close to local amenities and North Wales' finest destinations.

- FOUR BEDROOM END-TERRACE HOME
- EXTENDED WITH OPEN PLAN LOUNGE/DINING
- SUNROOM WITH VIEWS
- KITCHEN/BREAKFAST AREA WITH UTILITY/INNER HALL
- PRINCIPAL BEDROOM WITH EN-SUITE
- THREE BEDROOMS TO FIRST FLOOR
- DRIVEWAY AND DETACHED GARAGE
- GARDENS TO FRONT SIDE AND REAR
- DECKED AREA WITH COUNTRYSIDE VIEWS
- NO ONWARD CHAIN

Entrance Porch
UPVC double glazed French style doors leading into entrance porch with original tiled flooring and wall light.

Entrance Hall
Original hardwood door with feature stained glass window and frosted side panels leads into entrance hallway with original hardwood flooring, panelled radiator, ceiling light point, under-stairs storage cupboard, stairs to first floor, doors to bedroom one and door to inner hall/utility.

Inner Hall/Utility
Housing a range of work surfaces with space for additional white goods. Two enclosed ceiling strip li9ghts, tiled flooring, arch leading into kitchen, doors leading to sunroom and dining room.

Kitchen/Breakfast Room
Housing a range of wall, drawer and base unite with complimentary work surface over. Integrated appliances to include microwave, electric fan oven, gas hob with fitted extractor above. Space for fridge-freezer, washing machine and dishwasher. 1.5 stainless steel sink unit with drainer. Finished with recessed LED lighting, tiled flooring, splash-back tiling, wall-mounted chrome heated towel rail, uPVC double glazed window to the side elevation and French style uPVC double glazed doors leading onto the decked area.

Living Room
Bay uPVC double glazed window to the front elevation with vertical blinds. Housing a log-burner sat on a tiled hearth with brick surround. Finished with carpet flooring, panelled radiator, ceiling light point and opening into the dining area.

Dining Room
UPVC sliding doors into the sunroom. Wall-mounted electric fire fitted on a tiled chimney breast. Finished with carpet flooring, ceiling light point and storage cupboard.

Sunroom
UPVC double glazed windows to the rear and side elevation with vertical blinds. French style doors leading onto the decking. Wooden laminate flooring, power sockets and two wall lights.

Bedroom One
Ground floor principal bedroom with uPVC double glazed window to the front elevation with vertical blinds. Housing a range of built in wardrobes. Finished with carpet flooring, ceiling light point and panelled radiator. Door leading into en-suite.

En-suite
Three piece suite comprising low-level WC, wash hand basic and enclosed mains shower cubical. Tiled walls, double glazed window to the side elevation, ceiling light point, panelled radiator, extractor, fitted vanity mirror, and tiled flooring.

Landing Area
UPVC double glazed window to the side elevation. Original hardwood flooring, ceiling light point, access to loft, doors to bedrooms, bathroom and WC.

Bedroom Two
UPVC double glazed bay window to the front elevation. Housing a range of fitted wardrobes. Finished with carpet flooring, panelled radiator and ceiling light point.

Bedroom Three
UPVC double glazed window to the rear elevation with views. Housing a range of fitted wardrobes.

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Finished with carpet flooring, panelled radiator and ceiling light point.

Bedroom Four
UPVC double glazed window to the front elevation. Built in wardrobe. Finished with carpet flooring, ceiling light point and panelled radiator.

Bathroom
Two piece suite comprising of a pedestal wash hand basin with storage and panelled bath with mains power shower over. Finished with fully tiled walls, laminate flooring, enclosed ceiling strip light, panelled radiator and uPVC double glazed window to the rear elevation. Storage cupboard with shelving.

Separate WC
WC, ceiling light point, laminate flooring and uPVC double glazed window to the rear elevation.

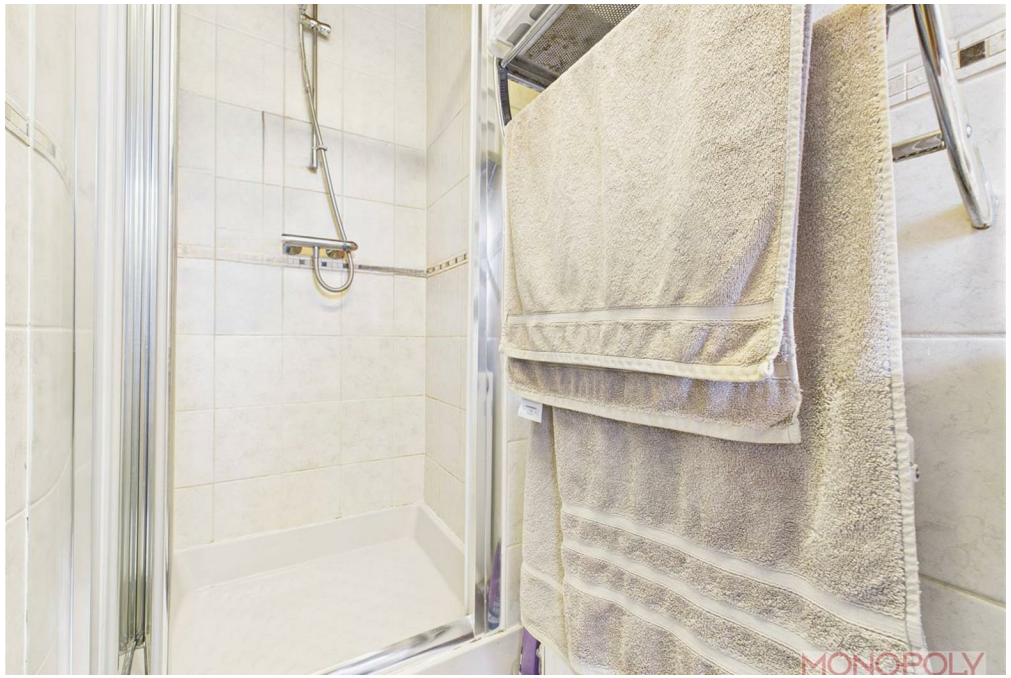
Workshop
Located under the decked area with built in work station, window to front, power and lighting.

Detached Garage
Detached garage located at the front of the property with up and over door.

Outside
The property is positioned at the end of a quiet cul-de-sac and enjoys extensive outside space. To the front, the current owners have purchased additional land which provides a detached garage and extra parking, in addition to the property's own driveway offering space for two vehicles. The front and side gardens feature a well-tended lawn and an established orchard area with a variety of fruit trees, including several apple trees. There is also a slate-chipped area with a log store, creating a practical yet attractive addition to the frontage. To the side of the property, a right-of-way footpath leads directly to scenic countryside walks. The rear garden benefits from an elevated decking area, perfect for outdoor dining and entertaining, which enjoys far-reaching views over the surrounding countryside. Steps lead down to a further garden space, designed with low-maintenance areas of tarmac, decorative stone, and paving. This section of the garden also includes two greenhouses, a timber shed, and access to a useful workshop area. Boundaries are defined by a mixture of fencing and mature hedging, ensuring both privacy and a pleasant outlook.

Additional Information
The present owners have been residing in the property for 50 years. During that time they have maintained and improved the home to include an extension, having the roof done, purchasing land to the front of the home and combination boiler which has been serviced annually. There is some original flooring and the internal doors are the original.

Important Information
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are



advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

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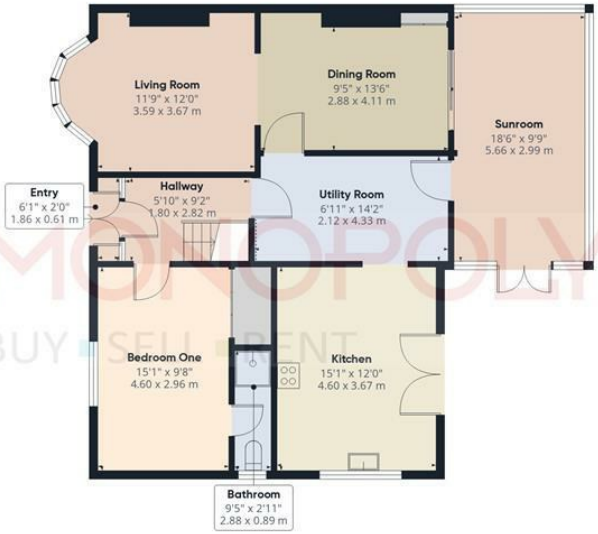

Ground Floor Building 1

Floor 1 Building 1

Approximate total area(1)

1625 ft²

151 m²

Reduced headroom

1 ft²

0.1 m²

Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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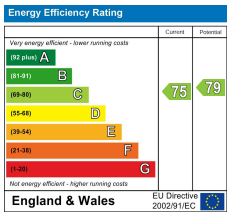

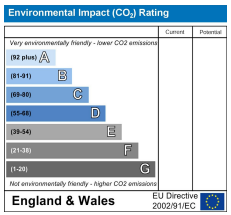

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