

BOWEN

PROPERTY SINCE 1862



Asking Price £225,000

🏠 2 Bedrooms 🚿 1 Bathroom

4 Maes Hir, Llandrillo,
Corwen LL21 0SQ

4 Maes Hir, Llandrillo, Corwen LL21 0SQ

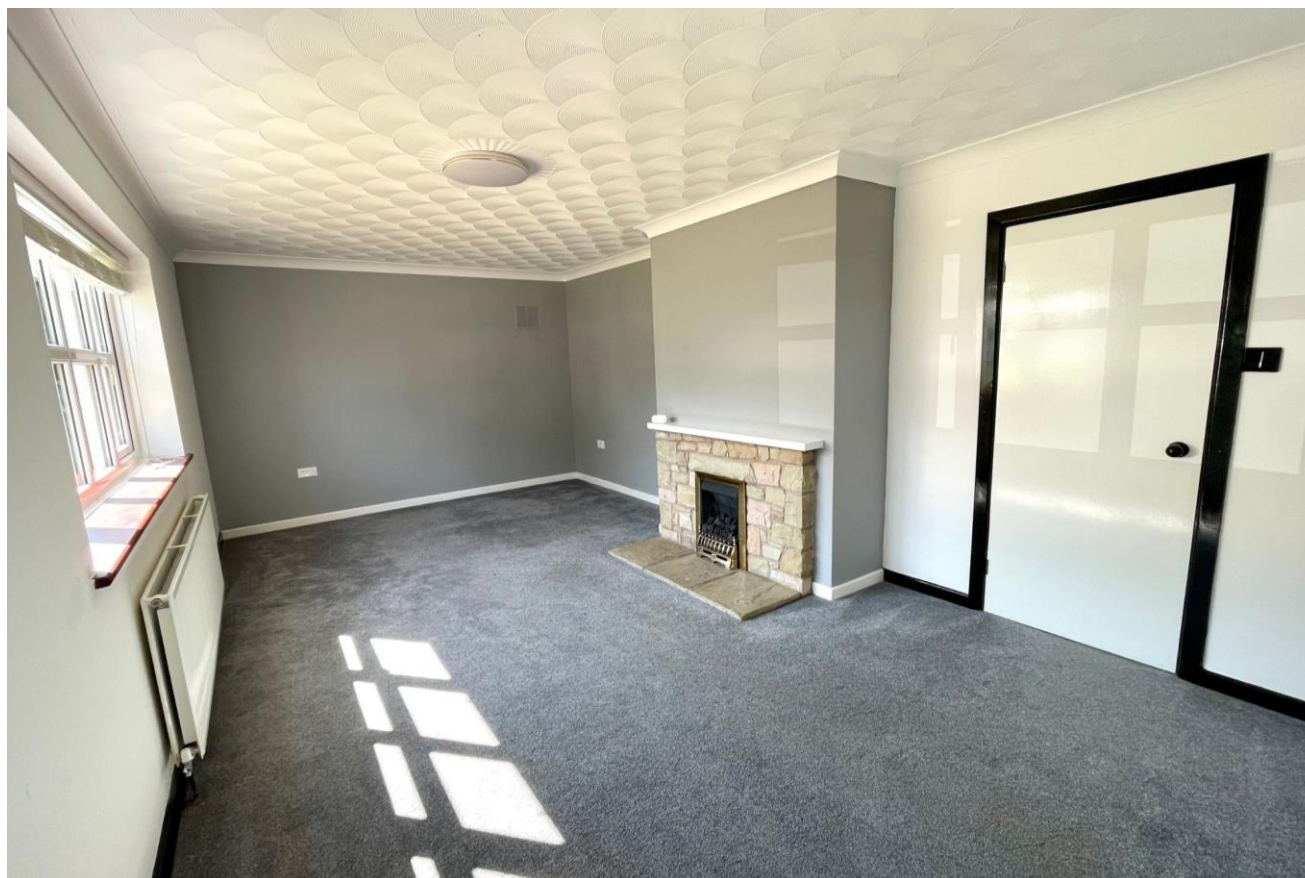
General Remarks

Nestling in a picturesque rural village, this two double bedroom detached bungalow is offered for sale with the benefit of NO ONWARD CHAIN. Occupying a cul-de-sac location, the property is well-presented throughout also boasts an over-sized single garage and a private rear garden. Internally the property briefly comprises an entrance hallway, dual aspect living room, kitchen/breakfast room, two bedrooms and a wet room. An early viewing is strongly advised.

Accommodation

Entrance Hallway: PVCu double glazed door and side panel to the side elevation. Radiator. Wood-effect flooring. Airing cupboard.

Living Room: 20' 5" x 10' 9" (6.23m x 3.28m) PVCu double glazed windows to the front and side elevations. Radiator. Gas fire with feature surround.



Kitchen/Breakfast Room: 10' 10" x 10' 1" (3.31m x 3.07m) PVCu double glazed door and window to the side elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Gas and electric points for cooker. Cooker hood. Space for fridge/freezer. Plumbing for washing machine. Wood-effect flooring. Radiator. "Worcester" boiler. Wall tiling.

Bedroom 1: 12' 10" x 10' 10" (3.91m x 3.30m) PVCu double glazed window to the rear elevation. Radiator.

Bedroom 2: 9' 6" x 9' 5" (2.89m x 2.88m) PVCu double glazed window to the rear elevation. Radiator.

Wet Room: 8' 3" x 5' 10" (2.52m x 1.79m) PVCu double glazed window to the side elevation. Wall mounted electric shower, low level w.c. and wash hand basin. Heated towel rail. Fully tiled walls. Attic hatch.

Outside: Externally there is a lawned garden to the front of the property with a driveway to the side providing a good amount of Off-Road Parking leading up to the over-sized Single Garage.

The rear garden, which enjoys a good degree of privacy, combines a paved Patio with various different planted shrubs.

Services: All mains services are connected subject to statutory regulations.

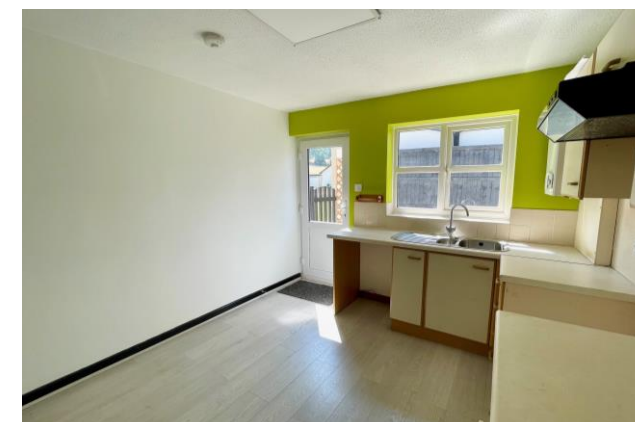
The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the Kitchen.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 65|D.

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



Directions: From the Agents Llangollen Office proceed up Castle Street and at the traffic lights turn right onto the A5 and proceed in the direction of Corwen. Once in Corwen proceed along High Street taking a left-hand turning as you leave the town in the direction of Llandrillo. On entering the village, take a left turning just past the Chapel and then immediately right into Maes Hir and the property is the second bungalow on the right-hand side of the cul-de-sac.





BOWEN

PROPERTY SINCE 1862

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.



BOWEN

SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com



OnTheMarket

rightmove

