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**The Old Post Office, Carrog - LL21 9AS**

Offers in Region of **£270,000**

# The Old Post Office

Carrog, Corwen

An attractive and charming three bedroom semi-detached house, perfectly positioned to take in the breathtaking views of the Clwydian Range and the Dee Valley. This inviting home combines traditional character features with modern comforts. The property benefits from newly fitted uPVC double glazed sash windows and a spacious layout internally. It boasts a large living room complete with a log burner. The kitchen and dining areas are thoughtfully arranged. Upstairs, the three well proportioned bedrooms enjoy plenty of natural light, with the master bedroom perfectly placed to make the most of the stunning surrounding scenery. Outside you'll find a generous driveway leading up to a double garage, providing ample parking for several vehicles.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





### Location

The property is centrally located in the picturesque village of Carrog, in the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty. The village is home to a Primary School, Church and a well regarded public house that has stunning views over the River Dee. On the edge of the village lies Carrog Station, a stop on the Llangollen Steam Railway. The whistle from the steam train can often be heard echoing across the valley. The town of Corwen is just over three miles away and offers a range of facilities and amenities. Llangollen is eight miles along the valley and has an abundance of shops, cafes, restaurants and pubs.

### Accommodation

Composite front door leading into:

#### Living Room

14' 8" x 12' 7" (4.47m x 3.83m)

A bright and airy room having woodblock flooring, feature fireplace with newly fitted log burner, large wood glazed window to the front elevation enjoying to stunning views of the Clwydian Range and Dee Valley. Door leading into:

#### Kitchen

12' 7" x 11' 7" (3.84m x 3.52m)

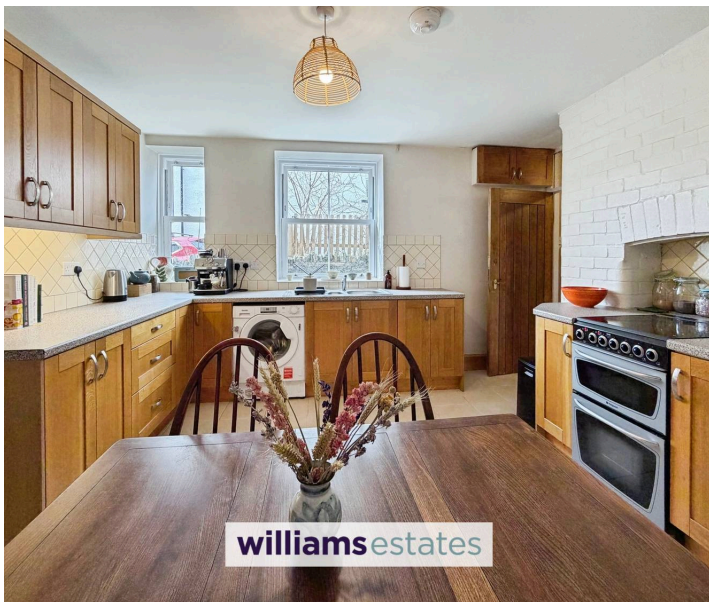
Having wall, draw and base units with complementary work surfaces, one and half bowl stainless steel sink with mixer taps above, electric oven with four ring hob, plumbing for washer, tiled walls and flooring, radiator, two uPVC double glazed sash windows to the side elevation, radiator, under stairs storage cupboard and door leading into:

#### Rear Hallway

Glazed wooden door to side elevation, radiator, original tiled flooring, storage cupboard housing the oil fired combination boiler, doors off. Partially renovated.

#### W.C

Plumbing for W.C and wash basin, original tiled flooring, radiator and double glazed uPVC window to



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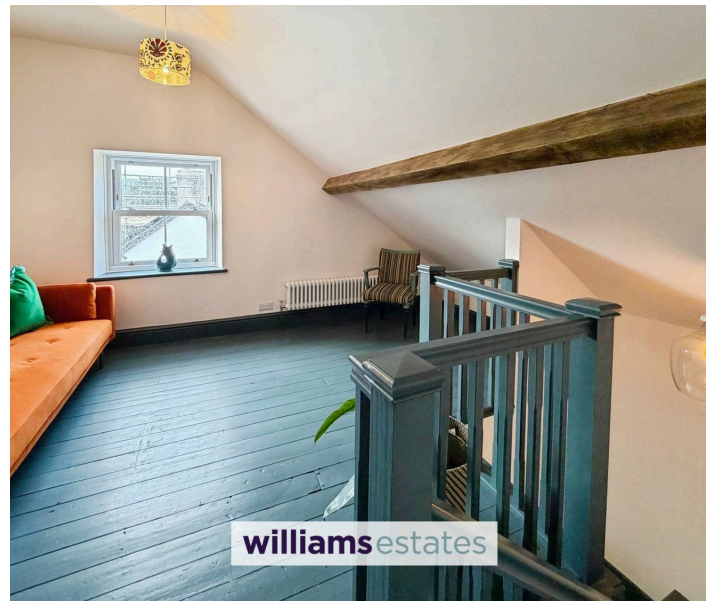
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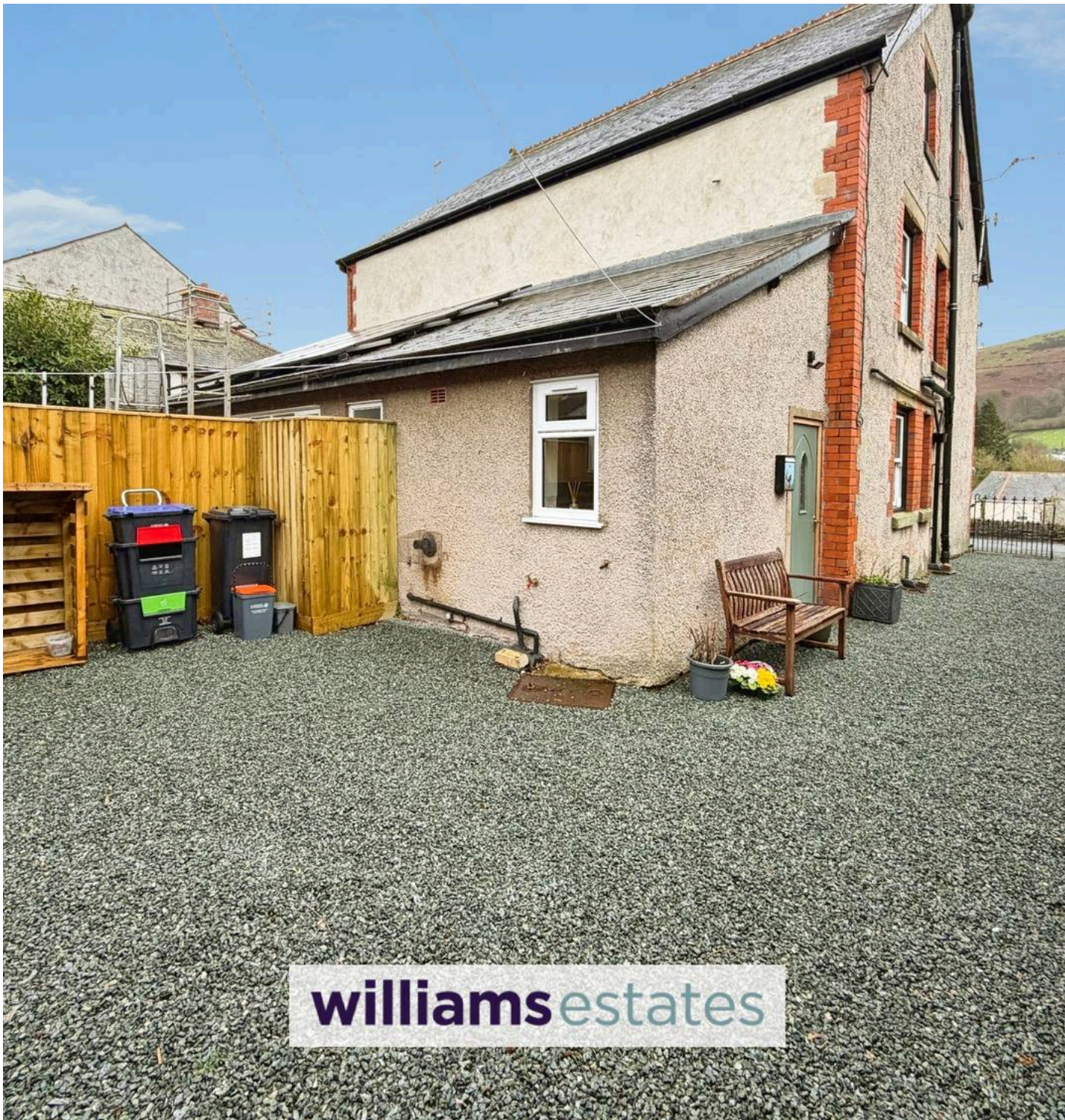
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## First Floor Landing





**GARDEN**

**OFF STREET**

5 Parking Spaces

**GARAGE**

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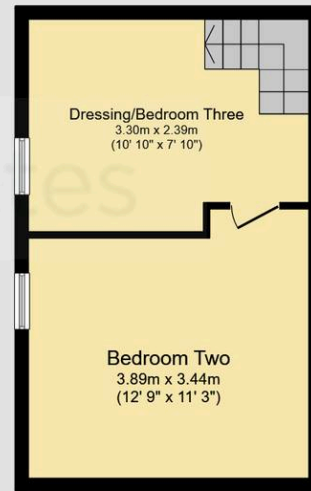
**Ground Floor**

Floor area 45.1 sq.m. (485 sq.ft.)



**First Floor**

Floor area 32.7 sq.m. (352 sq.ft.)



**Second Floor**

Floor area 32.7 sq.m. (352 sq.ft.)

Total floor area: 110.5 sq.m. (1,190 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](http://www.Propertybox.io)

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## Williams Estates Ruthin Office

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

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

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