

BOWEN

PROPERTY SINCE 1862



Asking Price £185,000

1 Bedroom 1 Bathroom

2 Glyndwr Terrace, Carrog,
Corwen LL21 9BA

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General Remarks

Tucked away with a front garden that goes down to the banks of the River Dee with rural views beyond this one bedroom cottage still retains a wealth of character features which sit seamlessly alongside various modern fixtures and fittings including the kitchen units and bathroom suite. The property is currently being used as a holiday let, but would also suit an owner occupier, or someone looking for a second home where they can relax and enjoy some quiet time. Internally the property briefly comprises a spacious living room with a beamed ceiling and an exposed stone feature wall, kitchen/diner, well-proportioned bedroom with a vaulted ceiling and a bathroom complete with a white three piece suite.



Accommodation

Living Room: 15' 9" x 10' 7" (4.80m x 3.23m)

Wooden glazed stable door to the front elevation. Wooden double glazed window to the front elevation. Exposed wooden floorboards. Feature fire surround with inset wood-burner and hearth. Beamed ceiling. Feature exposed stone wall. Understairs storage cupboard.

Kitchen/Diner: 9' 9" x 9' 0" (2.96m x 2.75m)

PVCu double glazed French doors to the rear elevation. PVCu double glazed window to the rear elevation. Cream wall and base units with complementary wood-effect work surfaces. Electric point for cooker. Stainless steel sink and drainer unit with mixer tap. Integral fridge. Wall tiling. Tiled floor. Wall mounted electric heater. Down-lighters.

Bedroom: 17' 4" x 10' 10" (5.28m x 3.29m) Two wooden double glazed windows to the front elevation. Beamed vaulted ceiling. Wall mounted electric heater. Exposed stone feature wall.

Bathroom: 9' 9" x 6' 6" (2.97m x 1.99m)

Wooden double glazed window to the rear elevation. White three piece suite comprising a roll-top bath, high level w.c. and wash hand basin. Exposed wooden floorboards. Wall tiling. Heated towel rail. Beamed vaulted ceiling. Storage cupboard.

Outside: Externally the front garden enjoys superb views of the River Dee and beyond and combines a private paved Seating Area bordered by a range of various plants and shrubs.

The rear garden combines a paved Patio leading off the Kitchen/Diner with steps up to another Seating Area and further plants and shrubs.

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

The property is heated via a combination of wall mounted electric heaters and the wood-burner in the Living Room.









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

Agent's Note: We understand from our clients that the property comes with the benefit of fishing rights.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 39|E.

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

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 opposite the second Chapel. Once on the lane, the property will be observed on the right-hand side overlooking the River Dee.

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