

BOWEN

PROPERTY SINCE 1862



Asking Price £390,000

🏠 4 Bedrooms 🚿 2 Bathrooms

Blaen Y Dre Isaf, Llandrillo,
Corwen LL21 0TD

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General Remarks

Occupying a rural location with fantastic unspoilt valley views, this substantial four bedroom detached house is offered for sale with the benefit of NO ONWARD CHAIN. Boasting two reception rooms and numerous character features, the living accommodation is well presented throughout but does offer buyers the opportunity to further modernise to their own tastes. Internally the property briefly comprises a dining room, living room, kitchen, downstairs bathroom, rear hallway with a staircase leading up to two bedrooms and a separate w.c., whilst the other two bedrooms and shower room are accessed via a second staircase leading off the dining room. An early viewing is advised.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

On The Ground Floor:

Dining Room: 13' 4" x 12' 11" (4.06m x 3.93m) Wooden glazed door to the front elevation. PVCu double glazed window to the front elevation. Tiled floor. Radiator. Cupboard housing an "Ideal" heating hot water tank. Beamed ceiling. Staircase leading up to Two Bedrooms and Separate WC.

Living Room: 14' 9" x 11' 8" (4.50m x 3.55m) PVCu double glazed window to the front elevation. Tiled floor. Radiator. Fire recess. Beamed ceiling. Storage cupboard.

Kitchen: 13' 5" x 7' 9" (4.09m x 2.37m) Two PVCu double glazed windows to the side elevation. Cream wall and base units with complementary wood-effect work surfaces. One-and-a-half-bowl sink and drainer unit with mixer tap. Integral electric oven and hob. Cooker hood. Integral fridge. Integral dishwasher. Radiator. Wood-effect flooring. Beamed ceiling.

Rear Hallway: PVCu double glazed door to the side elevation. Wood-effect flooring. Plumbing for a washing machine. Staircase

leading up to Two Bedrooms and a Separate WC.

Downstairs Bathroom: 8' 10" x 7' 4" (2.68m x 2.24m) PVCu double glazed window to the side elevation. White three piece suite comprising a p-shaped panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Heated towel rail. Wall tiling. Wood-effect flooring.

On The First Floor:

Landing: to:

Bedroom 2: 13' 5" x 9' 4" (4.10m x 2.84m) PVCu double glazed window to the side elevation. Two radiators. Exposed wooden floorboards.

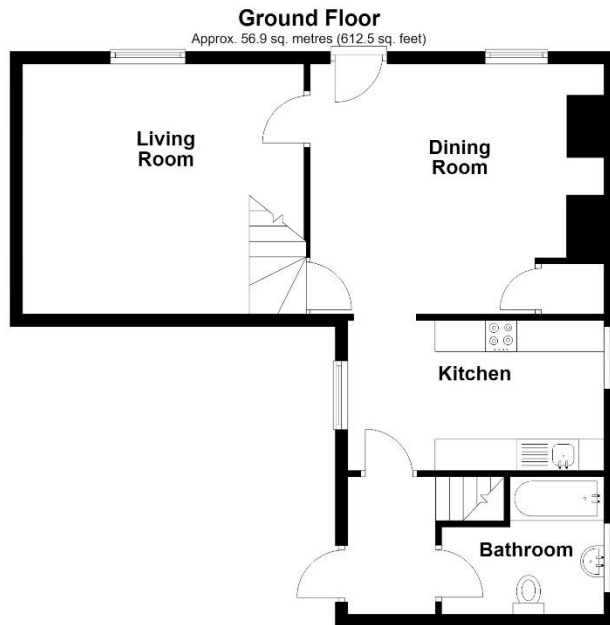
Bedroom 4: 9' 7" x 6' 5" (2.93m x 1.95m) PVCu double glazed windows to the side elevation. Radiator.

WC: 9' 6" x 3' 10" (2.90m x 1.18m) PVCu double glazed window to the side elevation. White two piece suite comprising a low level w.c. and pedestal wash hand basin. Wall tiling. Exposed wooden floorboards.









Second Landing: to:

Bedroom 1: 14' 3" x 13' 4" (4.35m x 4.07m) PVCu double glazed window to the front elevation. Radiator. Exposed wooden floorboards. Cupboard housing a heating system.

Bedroom 3: 12' 1" x 7' 5" (3.69m x 2.27m) PVCu double glazed window to the front elevation. Radiator. Exposed wooden floorboards.

Shower Room: White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Wood-effect flooring.

Outside: Externally the property is approached via a gravel driveway which widens as you reach the front of the property providing a generous amount of Off-Road Parking. The side garden is currently a wild meadow but could be re-designed back into a more formal garden. There is an additional strip of garden to the other side of the driveway which has several fruit trees together with a grassed section.

Services: The drainage is serviced via a septic tank. The water supply is private and not on the mains. The central heating is a conventional radiator system effected by the "Ideal" air source heat pump. The property also benefits from solar panels.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 76|C.

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

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 into Berwyn Street immediately after The Berwyn Restaurant on the corner and continue along this road for approximately three quarters of a mile and the property will be observed on the right-hand side of the lane.



