

BOWEN

PROPERTY SINCE 1862



Asking Price £175,000

3 Bedrooms 1 Bathroom

Iscoed, London Road, Corwen LL21 0DR

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General Remarks

This three double bedroom house occupies an elevated position on the fringes of the town and boasts two reception rooms together with a converted loft space and a box room which could be used as a home office. The property is beautifully presented throughout and benefits from character features and a modern kitchen and bathroom. Internally the property briefly comprises of an entrance hallway with a quarry tiled floor, living room with a feature wood-burner, dining room which is open plan to the kitchen, landing, family bathroom with a white suite, two double bedrooms and a further staircase leading up to a further double bedroom. An early viewing could not come more highly recommended.



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1 King Street Wrexham LL11 1HF

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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:

Entrance Hallway: Double glazed composite door to the front elevation. Quarry tiled floor. Radiator. Dado rail.

Living Room: 13' 4" x 10' 10" (4.06m x 3.30m) PVCu double glazed bay window to the front elevation. Radiator. Fire recess with inset wood-burner and hearth.

Dining Room: 12' 5" x 11' 1" (3.78m x 3.37m) PVCu double glazed window to the rear elevation. Radiator. Wood-effect flooring. Wood-burner and hearth. Open plan to the Kitchen.

Kitchen: 11' 5" x 8' 2" (3.47m x 2.48m) Wooden door to the side elevation. PVCu double glazed window to the side elevation. Wall and base units with wood-effect work surfaces. Integral induction hob. Integral electric oven. Cooker hood. Stainless steel sink and drainer unit with mixer tap. Space for fridge/freezer. Plumbing for washing machine. Wall tiling. Wood-effect flooring. Understairs storage cupboard. "Vokera" gas boiler.

On The First Floor:

Landing: Radiator.

Bedroom 1: 14' 4" x 11' 3" (4.38m x 3.43m) Two PVCu double glazed windows to the front elevation. Radiator. Feature fire surround.

Bedroom 2: 12' 4" x 8' 8" (3.77m x 2.63m) PVCu double glazed window to the rear elevation. Radiator. Fire recess.

Box Room: 5' 9" x 4' 6" (1.74m x 1.37m) PVCu double glazed window to the side elevation. Plumbing for washing machine. Tile-effect flooring.

Family Bathroom: 8' 6" x 6' 6" (2.58m x 1.97m) PVCu double glazed window to the rear elevation. White three piece suite comprising of a p-shaped panelled bath, low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor. Contemporary-style radiator.

On The Second Floor:

Landing.









Bedroom 3: 11' 7" x 10' 10" (3.54m x 3.30m) Sky-light to the rear elevation. Radiator.

Outside: Externally there is a courtyard leading off the Kitchen with steps up to a lawned area bordered by mature hedging. A Garden Shed can be found at the end of the garden together with a Log Store.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Vokera" gas-fired boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - Awaited.

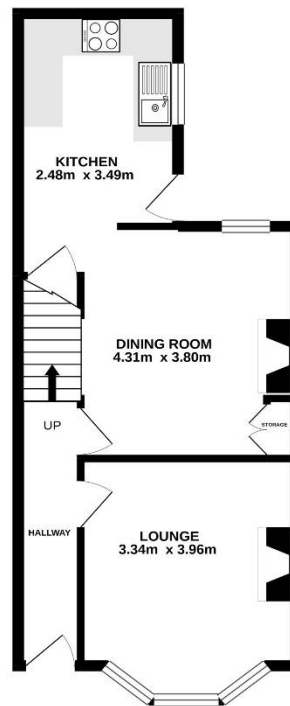
Council Tax Band: The property is valued in Band "B".

Directions: From the Agents Llangollen Office proceed up Castle Street and at the traffic lights turn right onto the A5. Continue along the A5 until reaching Corwen and the property will be observed on the left-hand side of the road shortly after the 20 mph signs.

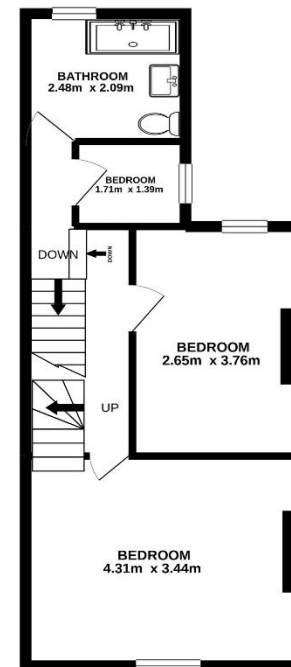
Start your property
journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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