



4 Alwen Terrace Alwen, Cerrigydrudion - LL21 9TT  
£262,950

## 4 Alwen Terrace Alwen

Cerrigydrudion, Corwen

A well appointed three bedroom mid terrace home with expansive front garden. An attractive family home forming part of a small row of traditional houses, standing in a secluded rural environment near to the Alwen & Brenig Reservoirs some 2.5 miles from Cerrigydrudion and the A5(T). Located in an area noted for its scenic beauty, on the edge of the Snowdonia National Park and within 0.5 mile of the Brenig Reservoir - a nature reserve noted for its fishing and many country walks. The home affording entrance, attractive lounge with two double glazed windows and wood burning stove, fitted kitchen with separate utility area, first floor landing, two double bedrooms, bedroom three and modern bathroom. The loft space has been fully boarded and insulated to create plenty of storage with shelving, powerpoints and lighting. Large modern garage/workshop with home office, adjoining car parking space to rear. VIEWING HIGHLY RECOMMENDED.

Alwen Terrace is about 2 miles north of the A5 and Cerrigydrudion.

Cerrigydrudion is a small rural town standing in the heart of rolling countryside on the A5 Trunk Road some 20 miles from Llangollen and 14 miles Ruthin.

The village has a general store and a primary school, with secondary education available in both Bala and Ruthin.

Council Tax band: B

Tenure: Freehold





### **Accommodation**

uPVC double glazed door leading into:

### **Entrance Hall**

Having stairs rising off and door leading into:

### **Reception Room**

15' 3" x 11' 11" (4.66m x 3.64m)

A good sized room with feature fireplace having log burner, slate hearth and beam above, power points, ups stairs storage cupboard, built in storage cupboard, radiator, two uPVC double glazed windows to the front elevation and door leading into:

### **Kitchen**

14' 0" x 8' 11" (4.26m x 2.72m)

With a range of wall draw and base units with work tops over, stainless steel sink and drainer with stainless steel mixer tap, integrated electric oven with four right gas hob and extractor fan above, void for fridge freezer, tiled splash backs, power points, radiator, space for dining table, wooden glazed window to the rear elevation, homing the boiler and opening into:

### **Utility Room**

6' 0" x 9' 1" (1.82m x 2.77m)

With a wall and base units, work tops over, plumbing for washer machine, power points, radiator, small wooden glazed window to the rear elevation and door leading to the rear garden.

### **Landing**

Stairs from entrance hall, with power points, loft access and doors off:



**Bathroom**

7' 1" x 6' 0" (2.15m x 1.83m)

With a three piece white suite comprising of low flush w.c, vanity unit with wash basin and mixer taps, panelled bath with power shower, tiled surrounds, wall mounted towel radiator, and wooden glazed window to the rear elevation.

**Bedroom One**

11' 2" x 11' 1" (3.41m x 3.38m)

Another good sized double bedroom with feature fireplace, radiator, PowerPoints and uPVC double glazed window to the front elevation

**Bedroom Two**

10' 0" x 12' 11" (3.04m x 3.93m)

A good sized double bedroom with feature fireplace, radiator, power points and wooden glazed window to rear elevation.

**Bedroom Three**

8' 10" x 8' 2" (2.70m x 2.48m)

Having built in storage unit, radiator, power points and uPVC double glazed window to the front elevation





### **Garage/Workshop**

19' 2" x 13' 3" (5.85m x 4.04m)

Has electric, uPVC double glazed window to the front elevation, electric door, shelving and lighting.

### **Outside**

To the front of the property is a large laid to lawn area with a fenced patio area. To the rear of the property from the utility room is a paved patio area which leads to laid chippings area with steps up to the garage/ workshop and a path to a gate which leads to a off street parking area.

### **Directions**

From our Ruthin Office at the roundabout take a second exit onto Clwyd Street follow to road for 0.2miles at the junction bear left onto Mwrog Street (A494) at the roundabout continue straight over following the road for 13 miles along the B5105. At the junction in Cerrigydrudion turn right onto Ffordd yr Alwen, continue for 2.7 miles then turn left onto Alwen, follow the road down for 0.2 miles then turn left, the property will be located on your right in 20 yards.

### **Loft Space**

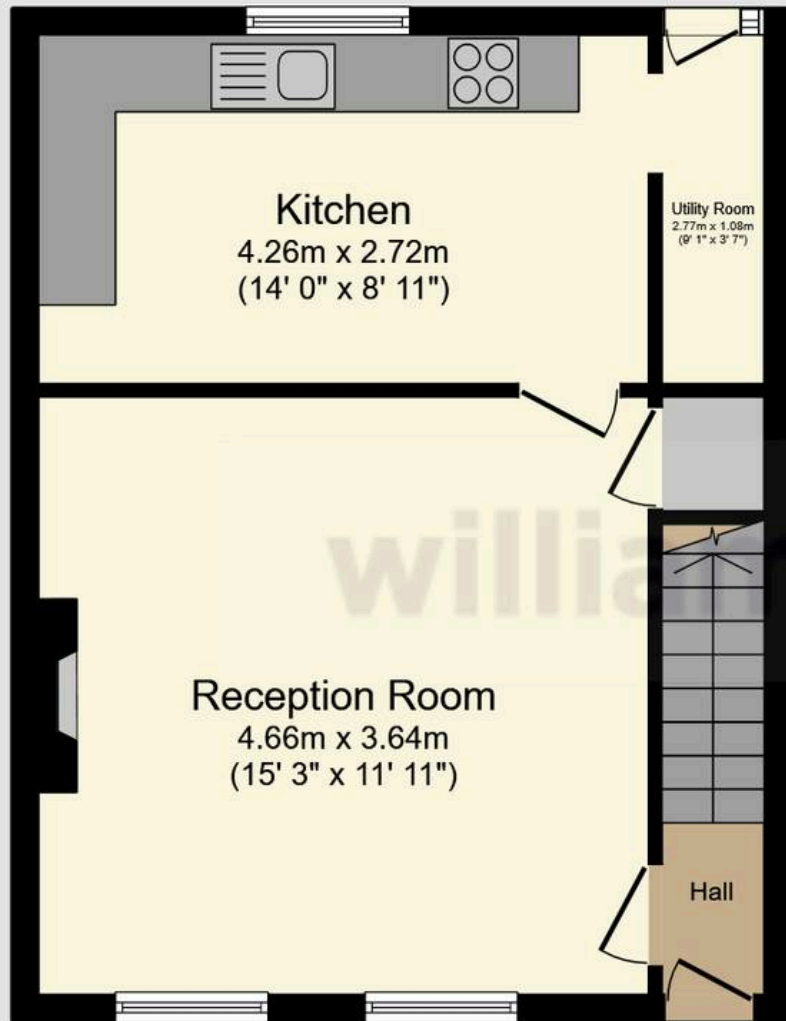
Fully boarded with shelving, powerpoints and lighting.

### **OFF STREET**

1 Parking Space

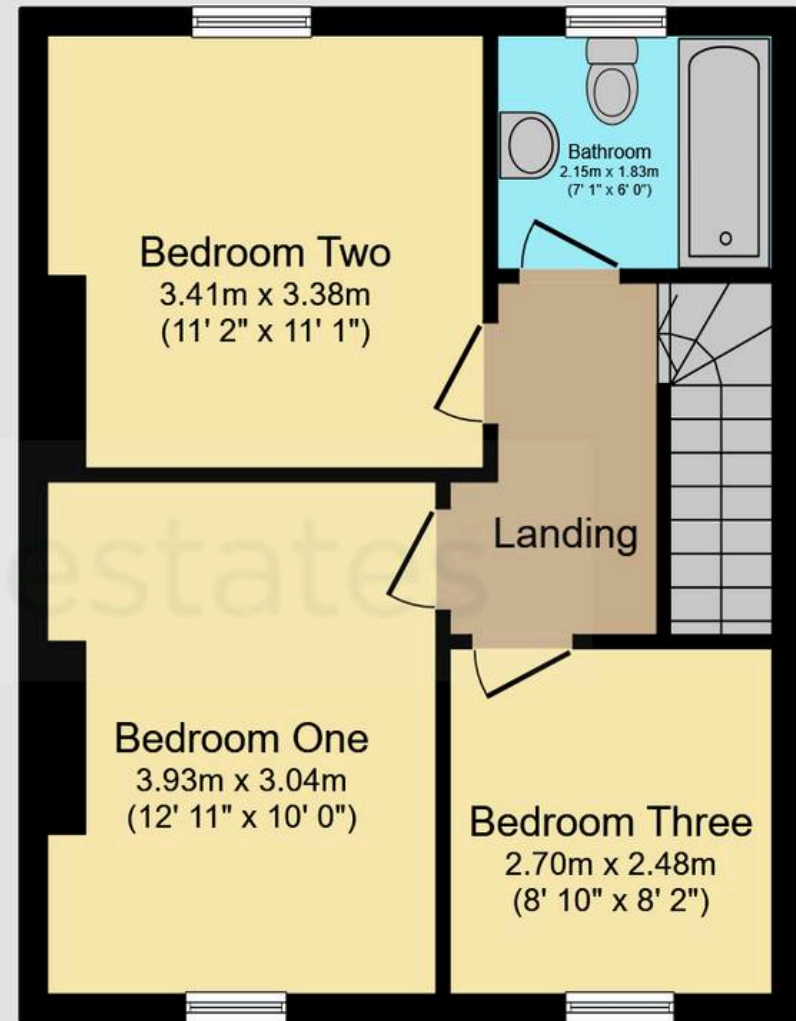
### **ON STREET**

2 Parking Spaces



### Ground Floor

Floor area 42.3 sq.m. (456 sq.ft.)



### First Floor

Floor area 42.3 sq.m. (456 sq.ft.)

Total floor area: 84.7 sq.m. (911 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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