JONES PECKOVER
Property Professionals Since 1880

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Bronwylfa, The Crescent, Corwen, LL21 0BU

- 3 Bedroom Semi Detached House
- Stunning Rural Views
- Picturesque Rural Town Location
- Some Cosmetic Updating Required
- UPVC Double Glazing Throughout
- Spacious Landscaped Gardens
- Quiet Cul De Sac Location
- Well Maintained Accommodation
- Gas Fired Central Heating
- No Forward Chain

£240,000

3 Bedroom Semi Detached House with large gardens and stunning views.

The property is situated on a quiet cul de sac a short distance from the town centre and provides spacious accommodation with 2 reception rooms, kitchen, utility area, 3 bedrooms and shower room. The layout is both practical and welcoming and whilst having been well maintained throughout and benefiting from UPVC double glazing and gas fired central heating, the property requires some cosmetic updating, allowing new owners to personalise the space to their taste.

The standout features of this property are the spacious established gardens which provide a delightful outdoor space and the stunning rural views over the unspoiled countryside and to the River Dee. Additionally, the ample off-road parking is a significant advantage.

There is no forward chain, which means a smooth and swift transition into your new home, perfect for those looking to settle into a peaceful community while enjoying the beauty of the surrounding countryside.

An ideal choice for those looking to embrace a rural lifestyle while remaining connected to local amenities.

SITUATION

The property occupies an elevated position on a quiet cul de sac in the popular rural town of Corwen and benefits from picturesque rural views over the surrounding countryside and River Dee. The town of Corwen provides excellent amenities within its picturesque town square including shops, cafes and eateries and the area is renowned for its stunning rural landscape whilst being conveniently located on the A5 which provides excellent access to the larger centre of Wrexham and the nearby tourist attractions of Llangollen, Bala and the Snowdonia National Park.

GROUND FLOOR ACCOMMODATION

Covered entrance porch giving access to:

ENTRANCE HALL

With UPVC double glazed door, staircase to first floor, understairs storage.

LIVING ROOM

UPVC double glazed bay window to front elevation, tiled fireplace, picture rail, coved ceiling.

DINING ROOM

Double glazed patio doors to rear elevation overlooking the garden and the stunning rural views.

KITCHEN

Base and wall storage units, ample working surfaces with tiled splashbacks, inset stainless steel sink unit, voids for appliances, UPVC double glazed door to rear, UPVC double glazed windows to side elevation.

REAR PORCH/UTILITY

With plumbing for washing machine.

FIRST FLOOR ACCOMMODATION

Landing with UPVC double glazed window to side elevation.

BEDROOM 1

UPVC double glazed window to front elevation, range of built-in wardrobes.

BEDROOM 2

UPVC double glazed window to rear elevation.

BEDROOM 3

UPVC double glazed window to front elevation, built-in storage cupboard.

SHOWER ROOM

Spacious shower cubicle, pedestal wash hand basin, low flush wc, built-in airing cupboard.

GARDENS AND PARKING

Established gardens to the front with mature hedging, flower borders and lawns, off road parking. Generous enclosed rear gardens with lawns, mature plants and treas and paved patio areas taking in the stunning views.

SERVICES

All mains services are connected.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any),











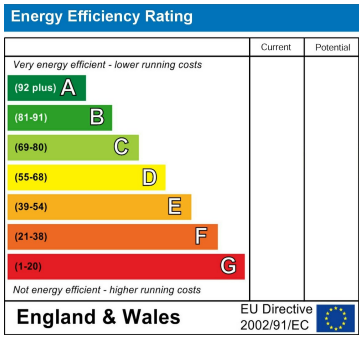
heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

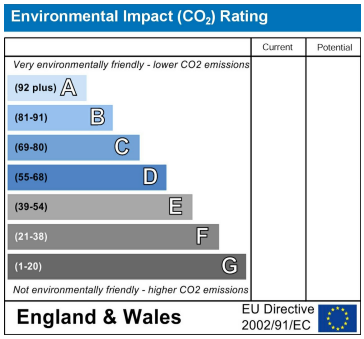
MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

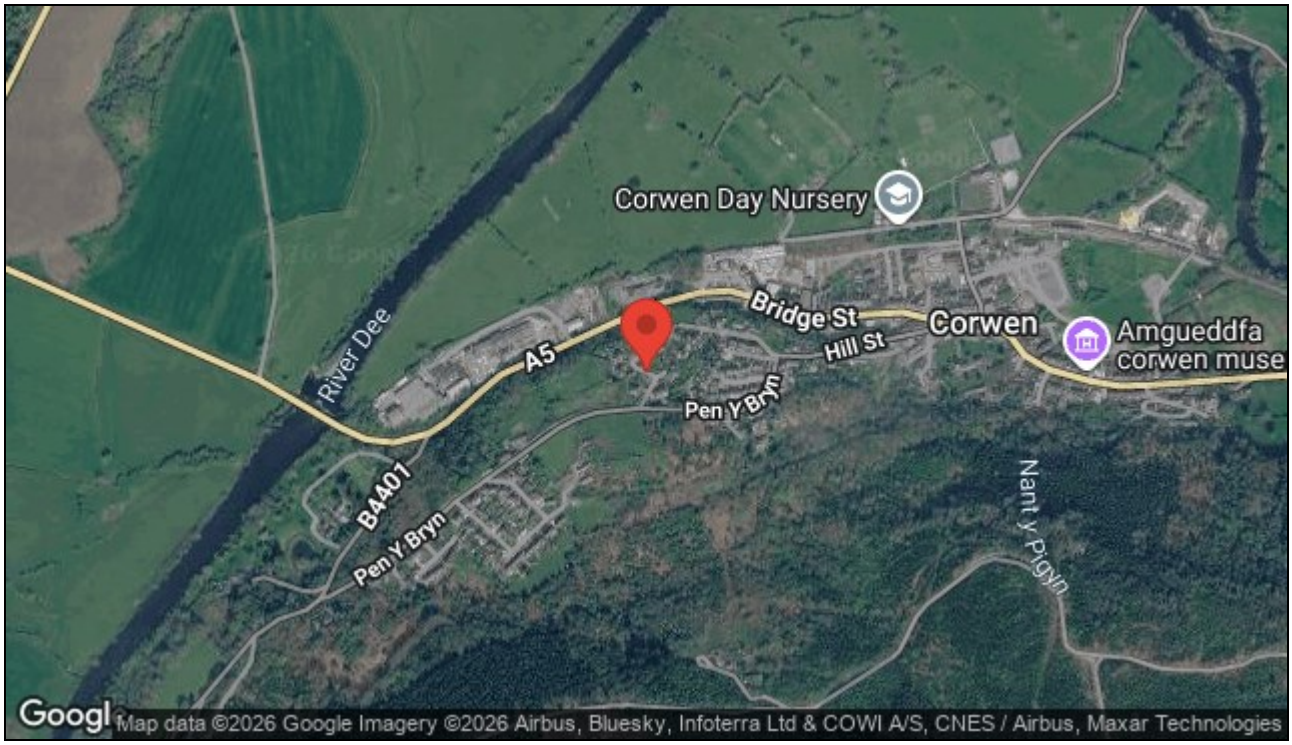










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