



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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2-3 Pen Y Bryn, Hill Street, Corwen, LL21 0AY

- 2 Bedroom Terraced Property
- Town Centre location
- Gas central heating
- Council Tax band A
- Adjoining Retail Unit
- Deceptively large rooms
- No forward chain
- EPC rate 'D'

A two bedroom terrace property in the Centre of Corwen together with a retail unit. The residential living area features a cosy living space with ample natural light and fitted with a log burner. To the rear of the property is a kitchen diner and a small shared courtyard outside space. The 1st floor offers two double bedrooms and a bathroom. Next door is a small retail shop with huge potential to either convert into further residential living or to keep the work life balance separate but close to hand.

ENTRANCE HALL

Entrance is through a uPVC door into a small area with stairs to the 1st floor.

LOUNGE

uPVC double glazed window to front elevation. Radiator, laminate flooring and wood burner.

KITCHEN / DINER

A range of wall and base units, with built in oven, electric hob with extractor over. Round stainless steel sink and drainer with mixer tap. uPVC double glazed window to rear elevation. Washing / dishwasher plumbing. Radiator, pendant light fitting and tiled splashbacks. Slate style flooring tiles. Dining area fitted with tiled splashback, worktop area for preparation or breakfast bar. pendant light fitting. Step up to uPVC double glazed rear door.

1ST FLOOR

MAIN BEDROOM

uPVC double glazed window to front elevation, radiator and pendant light.

BEDROOM 2

uPVC double glazed window to front elevation, radiator, pendant light and boiler.

BATHROOM

Fitted with a white 3 piece bathroom suite consisting of bath with electric shower over and foldable shower screen, W.C and pedestal wash hand basin. uPVC double glazed window to rear elevation, extractor fan, radiator, tiled splashback

RETAIL SHOP

3.43m x 5.01m

The self-contained vacant retail unit enjoys separate access from the road with a display window fronting the street, separate wc facilities.

COUNCIL TAX BANDING

The property is situated in the County of Denbighshire Council Tax Band A (information obtained from the Valuation Office Website)

ENERGY PERFORMANCE CERTIFICATE

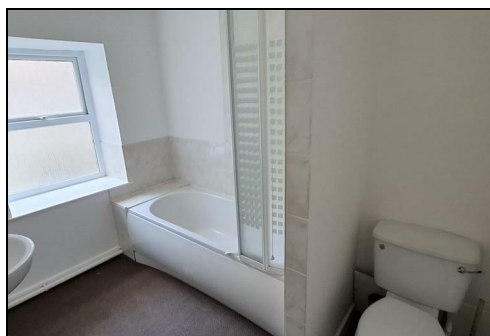
The certificate shows the energy rating of the building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. Full EPC Certificate available for inspection. EPC rating 'D'.

METHOD OF SALE

The land is to be offered for sale by Private Treaty.

MISREPRESENTATION ACT

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations.

Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

SERVICES

Mains electricity, gas, water and drainage are connected to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors

VIEWING

By arrangement with the Agents, Jones Peckover, 61 Market Street, Abergele, Conwy LL22 7AF.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

