



# Tom Parry

Bwthyn, High Street, Llandrillo Corwen, LL21 0TL

Offers in the region of £125,000



## Bwthyn High Street, Llandrillo Corwen, LL21 0TL

Nestled in the heart of Llandrillo, Corwen, this charming mid-terrace house offers a delightful blend of modern living and village convenience. Spanning an impressive 861 square feet, the property features a well-designed open plan lounge and kitchen.

With two comfortable bedrooms, this home is ideal for first-time buyers seeking a welcoming space to call their own. The property has been fully modernised, ensuring that it meets the needs of today's lifestyle while retaining its character.

Benefiting from UPVC double glazing and gas-fired central heating, you can enjoy a warm and inviting atmosphere throughout the year. The convenient location places you within easy reach of local amenities.

This property presents an excellent opportunity for those looking to step onto the property ladder in a picturesque village setting. Don't miss your chance to view this lovely home that perfectly combines comfort and convenience.

**Our Ref:- B854**

**The ACCOMMODATION comprises of :-**

**All measurements are approximate**

### GROUND FLOOR

#### Open Plan Living Room / Kitchen

**33'4" x 12'0" (10.18m x 3.68m)**

with hot and cold stainless steel sink, matching wall and base cupboards, incorporated double oven and hob, cooker hood, Stone surround fireplace, display plinth and shelving. 3 radiators. Glazed door out to rear and staircase to first floor. Exposed ceiling beams.

### FIRST FLOOR

#### Bedroom 1

**14'10" x 9'11" (4.53m x 3.04m)**

with airing cupboard housing the gas fired central heating boiler, built in wardrobe and 1 radiator.

#### Bedroom 2

**12'0" x 9'6" (3.68m x 2.90m)**

with 1 radiator and exposed ceiling beams.

#### Bathroom

with panelled bath and shower attachment, wash hand basin, heated towel rail, 1 radiator and Velux window.

### Independent WC

### OUTSIDE

with concreted rear yard with gravelled flower border, brick stone shed with glazed door. With a pedestrian right of way access to the rear.

### MATERIAL INFORMATION

SERVICES - All mains services and Gas Central Heating

UPVC windows and doors.

TENURE - Freehold

This property has a pedestrian right of way access to the rear.

Rural and village location

Denbighshire County Council, P.O. Box 62, Ruthin, Denbighshire, LL15 9AZ. Telephone: 01824 706000.

Council Tax Band - A

Viewing - strictly via selling agent



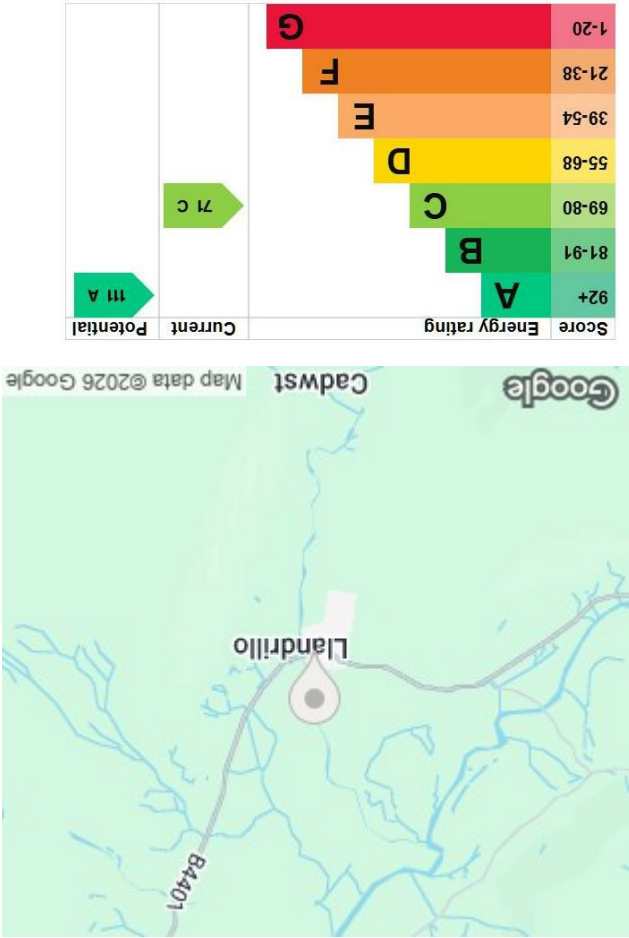






THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.



Floor plan Awaited