



Tom Parry

15, Rhos Llan, Llandrillo Corwen, LL21 0TW
Offers in the region of £175,000

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Nestled in the charming rural village of Llandrillo, this beautifully appointed semi-detached house offers a delightful blend of modern living and countryside charm. This family home features three well-proportioned bedrooms, a living room, dining room, kitchen, utility room and a family bathroom, making it ideal for families or those seeking extra space.

The property has been modernised to a very high standard, ensuring that it meets the needs of contemporary living while retaining its character.

The spacious rear garden is a standout feature, providing a wonderful outdoor space for children to play or for hosting summer gatherings. It boasts a well-maintained lawn, a stylish decking area, and a flagged patio, all complemented by a convenient timber store shed for your gardening tools or outdoor equipment.

This home is not just a property; it is a lifestyle choice, offering the tranquillity of village life while being within easy reach of local amenities. Whether you are looking to settle down in a peaceful environment or seeking a family-friendly abode, this semi-detached house is a perfect choice. Do not miss the opportunity to make this lovely home your own.

Our Ref:- B855

The ACCOMMODATION comprises of :-

All measurements are approximate

GROUND FLOOR

Entrance Porch

opening to the hallway with under stair store cupboard. 1 radiator.

Sitting Room

12'10" x 12'0" (3.93m x 3.66m)
measurements + bay window. Fireplace housing the electric fire. 1 radiator.

Dining Room

12'9" x 12'9" (3.91m x 3.91m)
with 1 radiator, vinyl cushioned flooring and 2 decorative archways.

Kitchen

11'5" x 8'3" (3.50m x 2.53m)
hot and cold sink and matching wall and base units, part tiled walls. Incorporated electric oven and hob. Tiled flooring.

Utility Room

10'11" x 7'11" (3.34m x 2.43m)
with plumbing for automatic washing machine, wall cupboards and worktop. Tiled flooring. Independent wc, 1 radiator and door out to rear.

FIRST FLOOR

Bedroom 1

11'6" x 11'6" (3.51m x 3.51m)
with 1 radiator, cupboard housing gas fired central heating boiler.

Bedroom 2

11'2" x 10'10" (3.42m x 3.31m)
with 1 radiator.

Bedroom 3

9'0" x 7'8" (2.76m x 2.35m)
with 1 radiator.

Bathroom

with panelled bath and shower unit, wash hand basin and wc, heated towel rail and downlights.

Landing

with store cupboard.

OUTSIDE

A spacious landscaped garden to the rear with lawn, decking and flagged patio area. Timber store shed. Flagged garden area to the front.

MATERIAL INFORMATION

SERVICES :- Mains water, electricity, drainage and gas.

Gas fired central heating.

UPVC Double glazed windows and doors.

Fully modernised

TENURE - Freehold

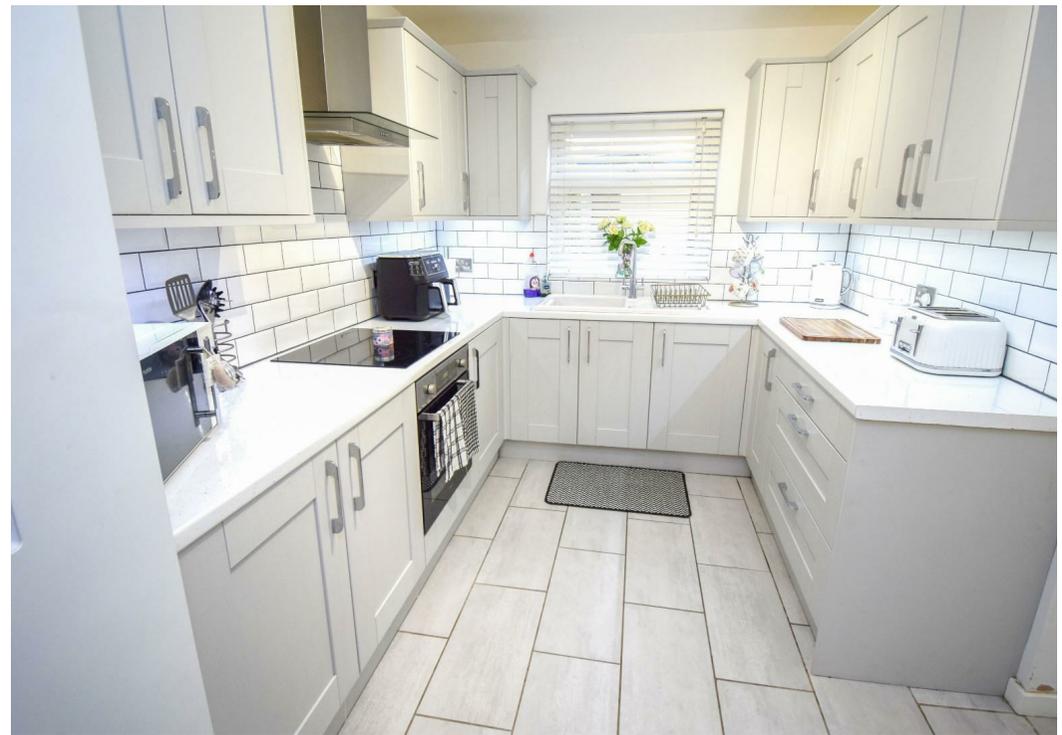
Rural and village location

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

Council Tax Band -B

Viewing - strictly via selling agent





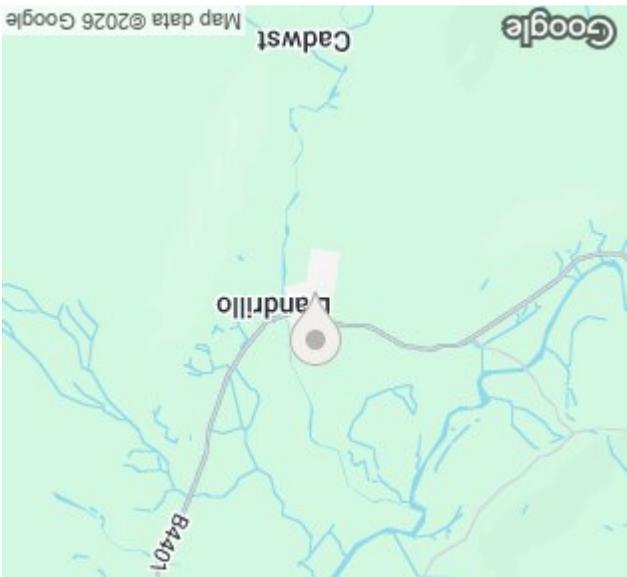


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

working ability.

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

Energy Efficiency Rating	
Potential	Current
76	72
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	A (92+)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)



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Approximate Gross Internal Area
107.9 sq m / 1162 sq ft

