Tom Parry

12, High Street, Corwen, LL21 0TL

Offers in the region of £165,000

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Nestled in the heart of the picturesque village of Llandrillo, Corwen, this charming Grade II listed detached cottage offers a delightful blend of original character and modern comfort. With two well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat in a rural setting.

As you enter, you are greeted by a warm and inviting reception room, featuring an impressive inglenook fireplace housing a wood-burning stove and an impressive solid oak staircase and slats. The cottage's unique charm is evident throughout, with period features that tell a story of its rich history.

The location is truly enchanting, situated in the centre of a quaint village that boasts a strong sense of community and stunning natural surroundings. The tranquil rural setting provides an idyllic backdrop for leisurely walks and outdoor pursuits, making it a perfect haven for nature lovers.

This property is well worth an internal viewing to fully appreciate its character and the potential it holds. Whether you are looking for a home or a weekend getaway, this cottage is a rare find that combines charm, comfort, and a prime location. Do not miss the opportunity to make this delightful cottage your own.

Our Ref:- B853

The ACCOMMODATION comprises of:-

All measurements are approximate

GROUND FLOOR

Entrance Lobby
leading into:-

Living Room
17'3" x 9'1" (5.26m x 2.77m)
with a feature inglenook fireplace housing a multi fuel stove. Exposed ceiling beams, dual aspect, 2 radiators and slate slab flooring.

Kitchen / Diner
16'8" x 8'9" (5.09m x 2.67m)
with hot and cold sink unit, laminated work tops, matching wall and base units, incorporated oven and gas hob. Part tiled walls, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, 1 radiator, under stair store area, dual aspect and glazed door out to rear.

Staircase
Impressive traditional solid oak staircase with oak slats on either side.

Study
14'6" x 10'0" (4.42m x 3.06m)
with 1 radiator, doors out to lean-to utility area. With street access from lean-to.

FIRST FLOOR

Bedroom 1
13'1" x 8'11" (4.00m x 2.73m)
with 1 radiator.

Bedroom 2
16'9" x 12'10" (5.13m x 3.93m)
L-shaped, 2 radiators and a built in cupboard.

Bathroom
with panelled bath and shower attachment, wash hand basin, wc, part tiled walls, fitted wall cupboards and 1 radiator.

OUTSIDE
Small walled garden to the rear. Stone built store shed.

MATERIAL INFORMATION
GRADE 2 LISTED BUILDING.

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

Gas fired central heating.

Original character and charm.

TENURE - Freehold

Rural and village location

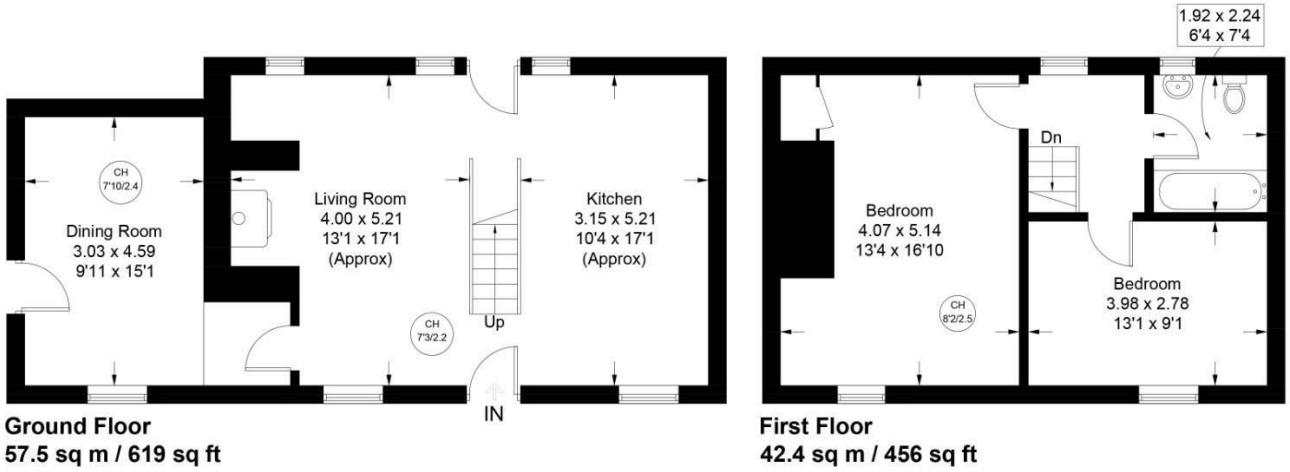
Denbighshire County Council, P.O. Box 62, Ruthin, Denbighshire, LL15 9AZ. Telephone: 01824 706000.

Council Tax Band -D

Viewing - strictly via selling agent

12 High Street, Llandrillo, Corwen, LL21 0TL

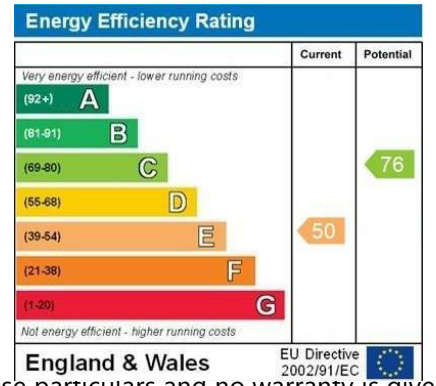
Approximate Gross Internal Area
99.9 sq m / 1075 sq ft



Ground Floor
57.5 sq m / 619 sq ft

First Floor
42.4 sq m / 456 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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.

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

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