



# Tom Parry

12, High Street, Llandrillo, Corwen, LL21 0TL

Offers in the region of £190,000



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

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









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.

EPC Awaited



Floor plan Awaited