



Asking Price £220,000

 3 Bedrooms

 1 Bathroom

9 Bryn Llywelyn, Corwen LL21 0BE

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## General Remarks

Located at the end of a cul-de-sac on the outskirts of the town with views over the valley, this three bedroom semi-detached house has been extended by way of a home office overlooking the rear garden. The property is well presented, has a good sized driveway and single garage, and is double glazed throughout. Internally the property briefly comprises an entrance hallway, living room, dining room, home office, kitchen, landing, main bedroom, two further bedrooms and a family bathroom. In summary, a cracking family home, and an early viewing is highly recommended.

## Accommodation

### On The Ground Floor:

**Entrance Hallway:** PVCu double glazed door and side panel to the front elevation. Radiator. Laminate flooring.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Living Room:** 16' 1" x 13' 6" (4.91m x 4.11m) maximum. PVCu double glazed window to the front elevation. Radiator. Laminate flooring. Feature fire surround. Arch through to Dining Room.

**Dining Room:** 9' 10" x 8' 4" (2.99m x 2.55m) Radiator. Laminate flooring. Double doors through to the Home Office.

**Home Office:** 8' 11" x 6' 5" (2.72m x 1.95m) PVCu double glazed window to the rear elevation. PVCu double glazed patio doors to the side elevation. Radiator. Laminate flooring.

**Kitchen:** 10' 2" x 7' 11" (3.10m x 2.41m) PVCu double glazed "stable" door to the rear elevation. PVCu double glazed window to the rear elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl ceramic sink and drainer unit with mixer tap. Electric point for cooker. Cooker hood. Space for fridge freezer. Plumbing for dishwasher. Wall tiling. Tiled floor.

#### On The First Floor:

**Landing:** PVCu double glazed window to the side elevation. Two storage cupboards. Attic hatch.

**Bedroom 1:** 10' 6" x 10' 4" (3.21m x 3.15m) PVCu double glazed window to the rear elevation. Radiator. Built-in wardrobes.

**Bedroom 2:** 10' 10" x 8' 11" (3.30m x 2.73m) PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

**Bedroom 3:** 7' 10" x 7' 6" (2.39m x 2.29m) PVCu double glazed window to the front elevation. Radiator.

**Bathroom:** 6' 8" x 5' 6" (2.04m x 1.68m) PVCu double glazed window to the rear elevation. Three piece white suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Fully tiled walls. Tiled floor. Heated towel rail.

**Outside:** Externally there is a driveway to the front of the property providing Off-Road Parking leading up to the Single Garage.

There is also a slate area to the front which allows for further Parking.

The back garden, with far-reaching views over the valley, combines a paved Patio with a lawned section.

**Services:** The property is connected to mains water and drainage and the central heating is a conventional radiator system effected by the wall mounted "Heatfaye Sadia" electric boiler located in a cupboard off the Landing.

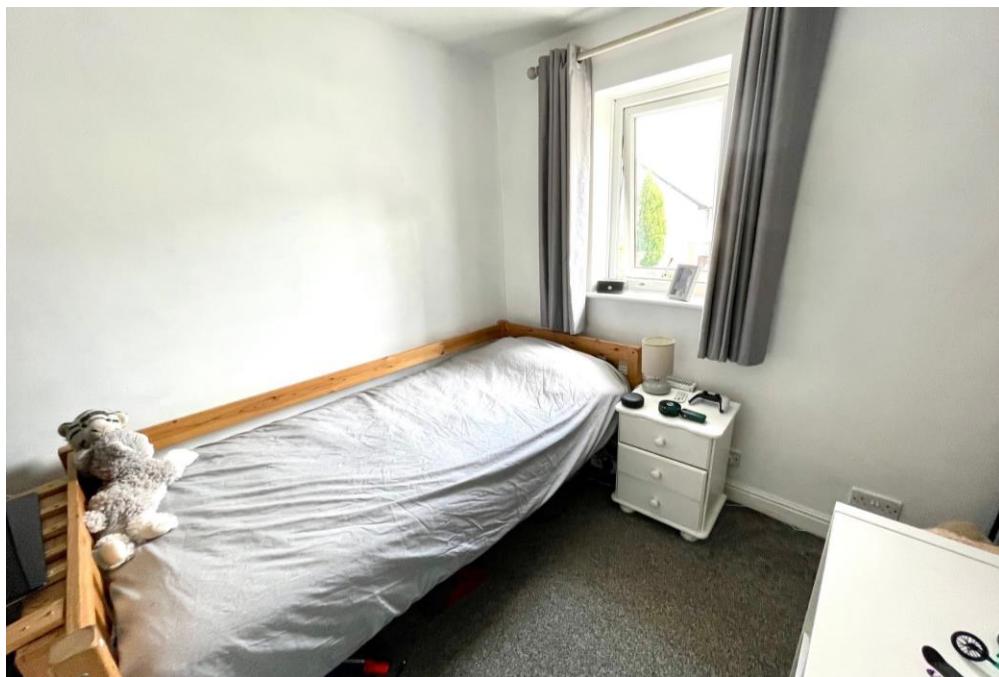
**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 40|E.

**Council Tax Band:** The property is valued in Band "C".









**Directions:** From the Agents Llangollen Office proceed up Castle Street to the traffic lights at which turn right onto the A5. Leave the town continuing eventually past the old Berwyn Station carrying on through Glyndyfrdwy, Llidiart y Parc and onto Corwen. After passing through The Square turn immediately left by the Post Office into Hill Street, which in turns follows into Penybrynn. Once on Penybrynn, take the first right into Bryn Llywelyn, and the property will be observed at the end of the cul-de-sac.

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