



Asking Price £160,000

Cilgwyn, Bridge Street,
Corwen LL21 0AE

 3 Bedrooms  1 Bathroom

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General Remarks

Arranged over three storeys, this beautifully presented character property occupies a prominent position within the town and an early viewing is strongly advised. The property has been maintained to a high standard by the current owners and benefits from good quality double glazed windows and a modern combination boiler with replacement radiators. With two reception rooms, the living accommodation briefly comprises an entrance hallway; living room; dining room with feature wood-burner; kitchen; first floor landing; main bedroom; spacious bathroom with white four piece suite; second floor landing and two further bedrooms. In summary a cracking family home. EPC Rating – 62|D.

Location: Corwen has good day to day facilities including Grocery Shops, a Junior School, Leisure Centre, Doctors and a Dentist. The nearby town of Llangollen offers a wealth of sporting activities including kayaking, hiking and golf and also is home to the International Eisteddfod. There are also numerous Boutique-style Shops and a good choice of Bars, Restaurants and Cafes.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice from the Mortgage Advice Bureau. For a copy of our guide in selecting the right mortgage for you, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

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.

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Living Room: 13' 6" x 10' 9" (4.12m x 3.27m)

PVCu double glazed window to the front elevation. Radiator. Gas fire with feature surround. Beamed ceiling. Picture rail. Arch through to:

Dining Room: 12' 5" x 10' 3" (3.79m x 3.12m)

PVCu double glazed window to the rear elevation. Radiator. Tiled floor. Wood-burner with tiled hearth. "Baxi" combination boiler. Beamed ceiling. Built-in storage.

Kitchen: 7' 5" x 6' 9" (2.27m x 2.07m) PVCu

double glazed door and window to the side elevation. White wall and base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit with mixer tap. Space for gas cooker. Cooker hood. Integral fridge and freezer. Plumbing for washing machine. Wall tiling. Tiled floor. Understairs storage cupboard.





On The First Floor:

Landing: Wood double glazed stable door to the rear elevation. Dado rail.

Bedroom 1: 12' 6" x 10' 11" (3.81m x 3.34m) to the wardrobes. PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

Bathroom: 12' 7" x 8' 0" (3.84m x 2.45m) PVCu double glazed window to the rear elevation. White four piece suite comprising a free-standing bath, shower cubicle, low level w.c. and pedestal wash hand basin. Wooden floorboards. Radiator. Wall tiling.

On The Second Floor:

Landing: Sky-light to the rear elevation. Walk-in storage cupboard.

Bedroom 2: 11' 6" x 9' 7" (3.50m x 2.93m) PVCu double glazed window to the front elevation. Radiator. Built-in storage.

Bedroom 3: 10' 9" x 6' 8" (3.28m x 2.03m) PVCu double glazed window to the rear elevation. Radiator. Wash hand basin. Built-in storage.

Outside: Externally there is a courtyard to the rear of the property accessed from the Kitchen. There is also a Terrace Area leading off the First Floor Landing with steps up to a grassed area interspersed by mature plants and shrubs.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Baxi" gas-fired combination boiler situated in the Dining Room.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

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

Directions: From the Agents Llangollen Offices proceed up Castle Street to the traffic lights at which turn right onto the A5. Leave the town centre continuing eventually past the old Berwyn Station carrying on through Glyndyfrdwy, Llidiart y Parc and on into Corwen. After passing through The Square and then The Crown Hotel on the left, the property will be observed on the left-hand side of the road opposite the free car park on the site of the former Railway Station.



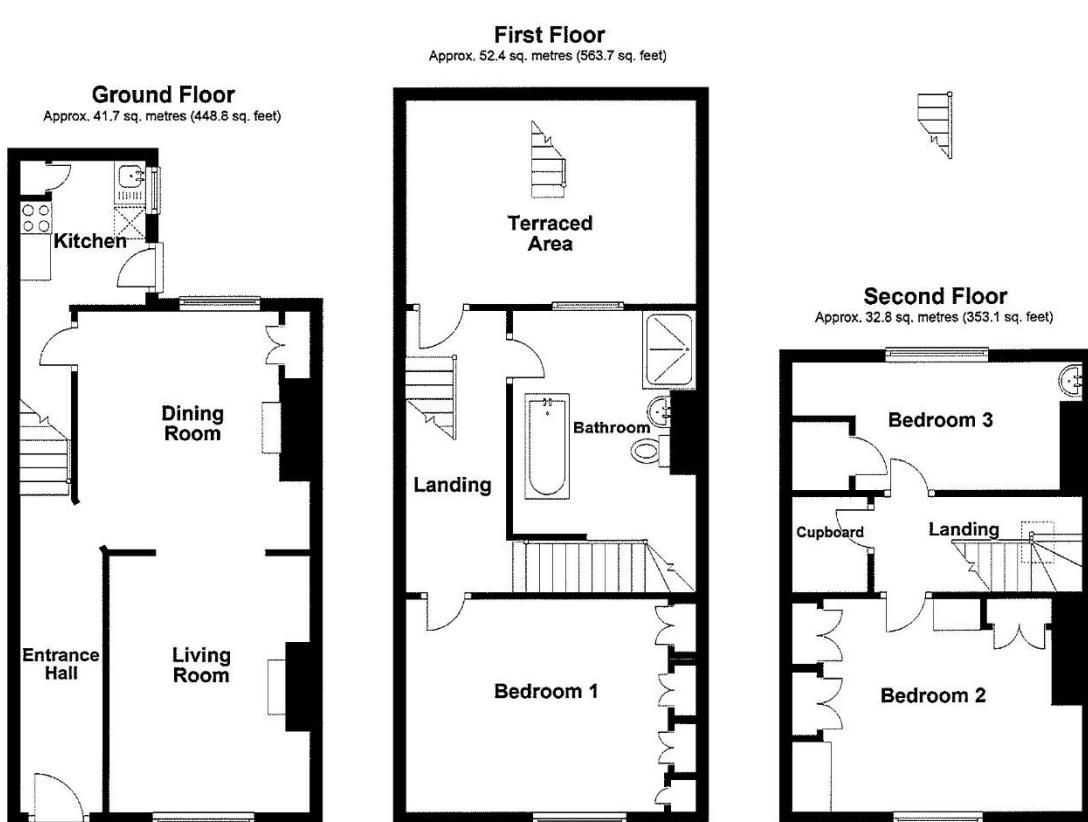
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