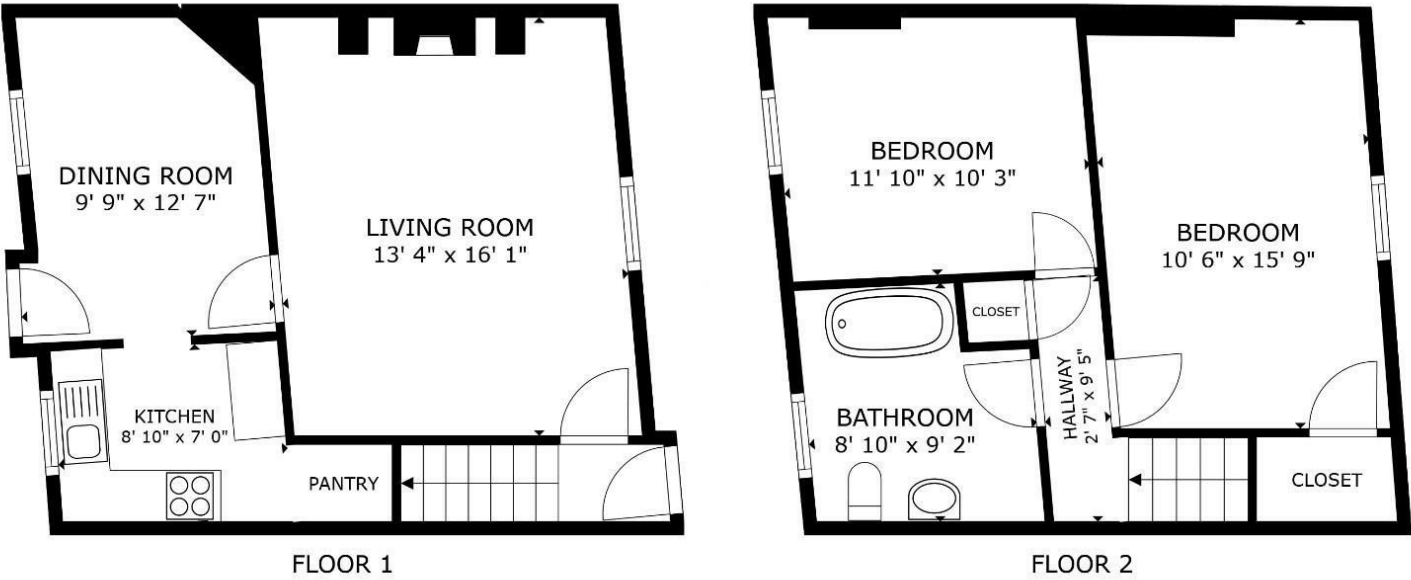


3 Northyn Terrace, London Road, Corwen, LL21 0AT



GROSS INTERNAL AREA
FLOOR 1 443 sq.ft. FLOOR 2 432 sq.ft.
TOTAL : 876 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Cavendish

ESTATE AGENTS

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www.cavendishproperties.co.uk



3 Northyn Terrace

London Road, Corwen,
LL21 0AT

Offers Over
£125,000

A MODERNISED AND REFURBISHED TWO BEDROOM MID-TERRACED HOUSE forming part of this established row of stone fronted homes standing in a slightly elevated position convenient for the centre of Corwen. The accommodation which benefits from double glazing and gas central heating affords entrance hall, spacious lounge with feature brick chimney breast and wood stove, dining room and modern fitted kitchen with integrated hob and oven, first floor landing, two spacious double bedrooms and modern contemporary bathroom suite. Enclosed domestic area to rear.

NO CHAIN

LOCATION

Corwen is located in the heart of the Upper Dee Valley some 10 miles from Llangollen, 12 miles from Ruthin and with good road links towards Chester and Wrexham.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Double glazed front door leading to hall.

HALL

Staircase rising off.

LOUNGE

4.90m x 4.06m (16'1 x 13'4)



A spacious room with a feature brick faced chimney breast with slate hearth and wood stove, fitted shelving to recess, coved ceiling, double glazed window to front, TV point, panelled radiator. Glazed door to dining room.



DINING ROOM

3.84m x 2.97m (12'7 x 9'9)



Double glazed window to rear, woodgrain effect flooring which extends into the adjoining kitchen, double glazed door leading to rear domestic area and patio.

KITCHEN

2.69m x 2.39m (8'10 x 7'10)



Modern range of base and wall mounted cupboards and drawers with a light cream toned finish to door and drawer fronts and contrasting woodgrain effect working surface to include inset single drainer sink, inset four ring electric hob with convector hood above, integrated oven, space for washing machine, Ideal Exclusive wall mounted gas fired combination boiler. Deep understairs storage area with shelving.



FIRST FLOOR LANDING

Walk-in cupboard.

BEDROOM ONE

4.80m x 3.20m (15'9 x 10'6)



A spacious room with a double glazed window to front, walk-in wardrobe and panelled radiator.

BEDROOM TWO

3.61m x 3.12m (11'10 x 10'3)



Double glazed window with aspect to rear, panelled radiator.

BATHROOM

2.79m x 2.69m (9'2 x 8'10)



Modern white suite comprising a shaped bath with glazed screen and shower over, pedestal wash basin and WC. Attractive wall tiling to part, ceiling downlighters, double glazed window, large chrome towel radiator.

OUTSIDE



Steps lead up to the front elevation of the house whilst to the rear is an enclosed and quite private patio/domestic area with pedestrian access leading along the row of terraced houses.

DIRECTIONS

From the Agent's Ruthin Office take the A494 Corwen Road, proceeding for some 9 miles through the village of Gwyddelwern and on reaching the T junction with the A5104 Chester Road bear right. Continue to the traffic lights with the A5 and turn left and follow the road over the River Dee bridge into Corwen. On passing the Ambulance Station the property will be found after a short distance on the left hand side.

COUNCIL TAX

TENURE

Freehold.

*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW