

**12 Trem Y Foel, Cynwyd, Corwen,
Denbighshire, LL21 0NH**

£145,000

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EPC - D67

Council Tax Band - B

Tenure - Freehold

Trem Y Foel, Corwen

3 Bedrooms - House - Terraced

NO CHAIN This end of terrace house is now available for sale in the quiet village of Cynwyd, just a brief drive away from Corwen Town. This property briefly comprises a kitchen/diner, living room, three bedrooms and a bathroom to the first floor and an outside garden space. A new gas boiler has also been added. Convenient parking options are also conveniently located nearby. Council Tax Band - B, Tenure - Freehold, EPC Rating - D57.



Accommodation

uPVC front door flanked by a double glazed window leading to

Entrance Hall

With doors off to all rooms, staircase ascending to the first floor and a single radiator.

Living Room

15'8" x 11'4" (4.78 x 3.45 (4.780 x 3.454))
Bright and spacious room with a uPVC double glazed window facing the front elevation. Additionally, it includes a double radiator, an eye-catching fireplace, and an entranceway that guides you to

Kitchen/Diner

17'7" x 9'3" (5.36 x 2.82 (5.368 x 2.811))
Vinyl flooring, complemented by granite-effect laminate countertops. The space is well-appointed with coordinated wall and base cabinets, complete with provisions for a washing machine. There's plenty of room to accommodate a tall standing fridge freezer. A stainless steel drainer sink, alongside an integrated electric oven and electric hob with an extractor hood above. Abundant wall sockets and a uPVC double glazed window overlooks the rear elevation.

Utility room

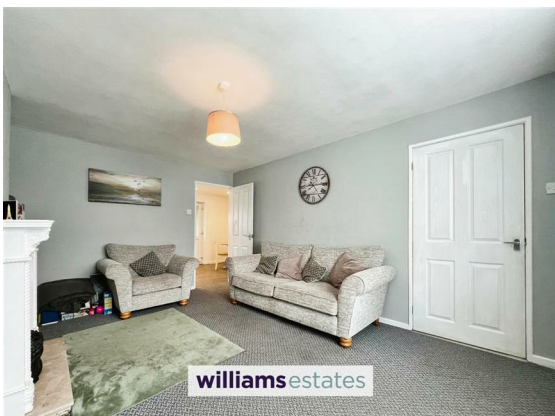
Vinyl flooring, two storage cupboards and a composite door leading to the rear garden.

Bedroom One

11'4" x 10'10" (3.45 x 3.30 (3.449 x 3.310))
Well-lit and roomy space, featuring a uPVC double glazed window that provides a lovely view of the countryside from the front elevation and a single radiator.

Bedroom Two

14'6" x 9'8" (4.42 x 2.95 (4.416 x 2.943))
Carpeted flooring, while a uPVC double glazed window to the rear elevation overlooks the local park and a single radiator.



Bedroom Three

9'2" x 7'10" (2.79 x 2.39 (2.796 x 2.394))

Soft carpeting, a uPVC double glazed window to the rear elevation and a single radiator.

Bathroom

8'1" x 6'2" (2.46 x 1.88 (2.465 x 1.882))

The floor has tiled surfacing, and the room features an airing cupboard, a low flush toilet, a pedestal washbasin, a bathtub with a shower overhead, and a uPVC obscure window to the front elevation.

W.C.

Tiled flooring, low flush W.C., wash basin and a uPVC obscure window to the side elevation.

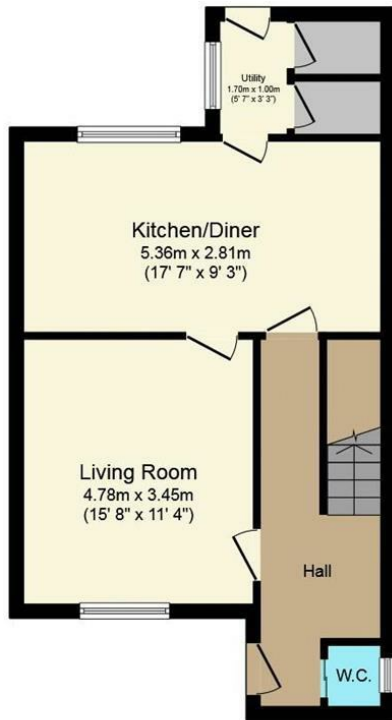
Garden

Lawned area to the front and back. The rear garden also provides a gate which leads onto the public footpath that backs onto the local park.

Directions

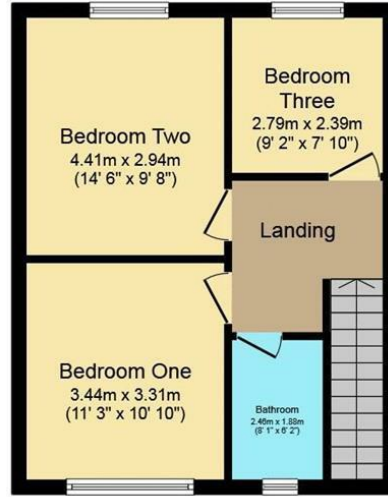
From the Agent's Ruthin Office take the A494 Corwen Road and proceed for some 9 miles, through the village of Gwyddelwern and on reaching the 'T' junction with the A5104 Chester Road turn right. At the traffic lights with the A5 turn left and immediately upon crossing the River Dee bridge turn right onto the B4401 Old Bala Road. Continue for about 1 mile to the village, as you approach The Blue Lion pub take an immediate left and left again onto Trem Y Foel, you will find the property via our For Sale Board.





Ground Floor

Floor area 44.3 sq.m. (477 sq.ft.) approx



First Floor

Floor area 37.2 sq.m. (401 sq.ft.) approx

Total floor area 81.6 sq.m. (878 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(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	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.