



williams estates



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Ardudwy 13 Ffridd Y Gog, Corwen, Denbighshire, LL21 9YE

£385,000

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EPC - D59

Council Tax Band - E

Tenure - Freehold

13 Ffridd Y Gog, Corwen

4 Bedrooms - House - Detached

No Onward Chain - A well proportioned four bedroom detached family home offering spacious accommodation and located on a small development with good sized gardens, driveway, garage and a pleasant outlook. In brief this family home affords; porch, hall, two reception rooms, kitchen, utility room, garden room, integral garage. First floor landing, four bedrooms and family bathroom. This impressive property also benefits from upvc double glazing and gas central heating. Viewing is highly recommended to appreciate the location and accommodation.

Tenure- Freehold. Council Tax Band-E EPC- D59



Description

A spacious four bedroom detached family home, located a mere mile from the Town of Corwen which provides a range of amenities including a doctors surgery and local Welsh Primary School. With the added benefit of having south facing gardens with countryside views, solar panels with inverter and assignable feed in tariff.

Accommodation

uPVC front door opens into

Entrance Porch

Tiled flooring and timber part glazed door leading into :

Entrance Hall

With stairs raising to the first floor with storage space underneath, storage cupboard, panelled radiator and doors off to all rooms.

Living Room

15'5" x 12'2"

Well-lit and roomy, featuring a uPVC window on the side, sliding metal doors that leads to the conservatory, an electric fire resting on a tiled hearth with a timber surround, and a panelled radiator.

Dining Room

15'5" x 9'1"

Gas fireplace, double radiator, and a uPVC window to the side elevation.

Kitchen

11'10" x 8'10"

Wall and base cabinets, a built-in oven, a 4-ring hob with an overhead extractor, a stainless steel drainer sink, tiled backsplash, plumbing for a dishwasher, and a seating area with a uPVC double glazed window overlooking the rear.

Sun Room

10'10" x 8'0"

uPVC windows, a timber glass panelled door opening to the garden room, a vaulted ceiling, and a glazed door that leads to the kitchen.



Garden Room

13'8" x 8'3"

Overlooking the private rear garden with tiled flooring, uPVC window, sliding patio doors and a panelled radiator. Timber door leading through into the kitchen.

Utility Room

8'11" x 7'4"

Countertops, ample space for a tall standing fridge/freezer, plumbing for a washing machine, wall-mounted cabinets, a gas boiler mounted on the wall, an uPVC window on the side, double-glazed windows and uPVC part obscured panel door to the rear of the property, and an entrance to the integral garage.

Downstairs W.C

With low level W.C., wash hand basin, panelled radiator and a double glazed window to the front.

Bedroom One

13'9" x 8'10"

Double bedroom with built in wardrobes, panelled radiator and uPVC window to rear of property.

Bedroom Two

12'6" x 7'10"

Double bedroom with uPVC window to the side rear elevation and panelled radiator.

Bedroom Three

13'5" x 8'10"

Carpeted flooring, single radiator and a uPVC double glazed window to the rear side elevation.

Bedroom Four

9'10" x 8'10"

Carpeted flooring, single radiator and a uPVC double glazed window to the front elevation.

Shower Room

This room briefly comprises a corner shower enclosure, built in vanity sink and W.C, with fully tiled walls and linoleum flooring, obscured uPVC double glazed window to the front and chrome ladder styled radiator.

Garage

16'3" x 9'10"

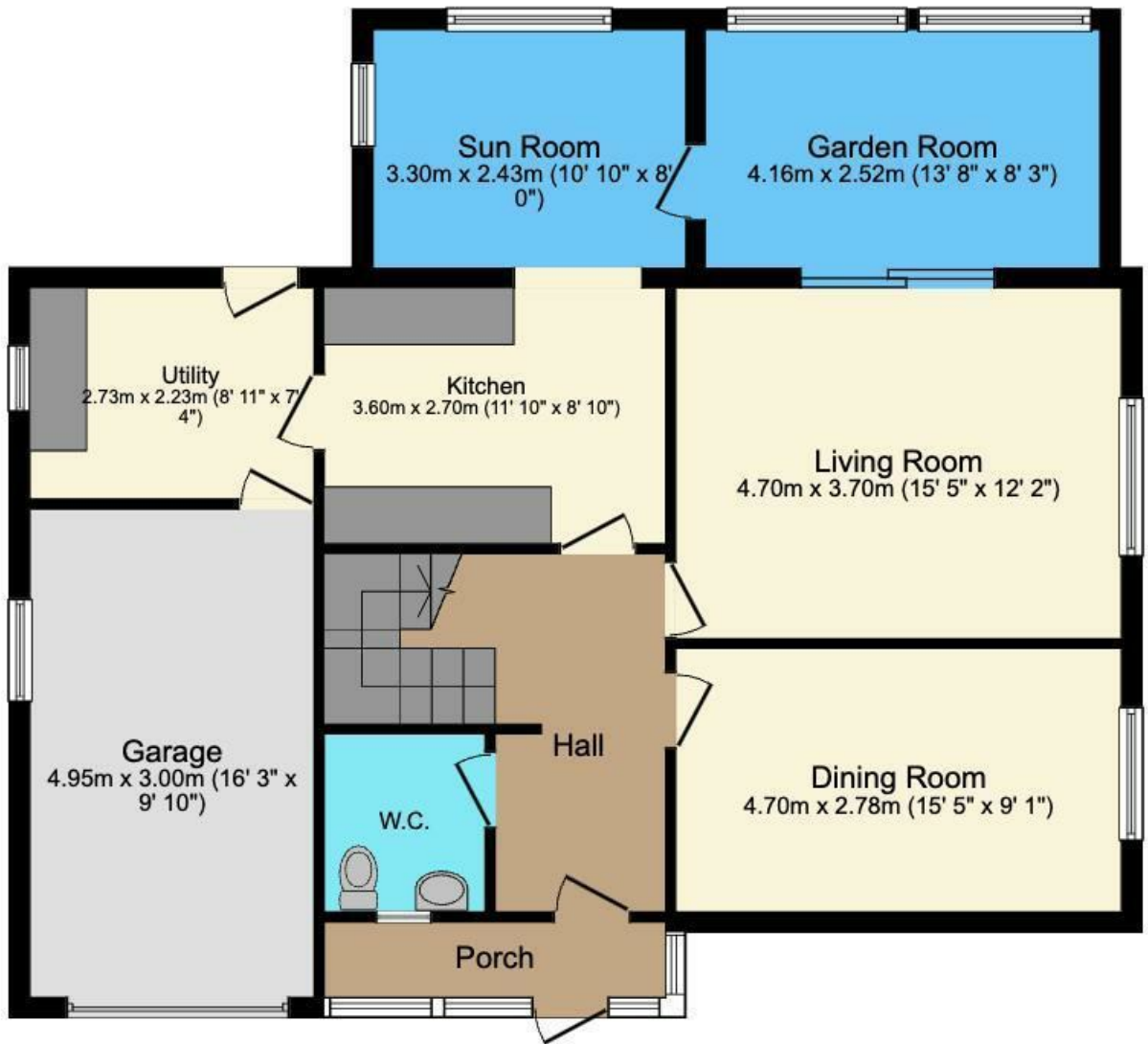
Outside

South facing property, well-paved driveway with a wrap around landscaped garden providing it being mainly laid to lawn.

Directions

Leave Ruthin on the A494 in the direction of Corwen, continue passing through Gwyddelwern to the T junction signposted Bala/Llangollen and turn right, then take the first left onto Ffordd Ty Cerrig, follow this road and turn left into Ffridd y Gog.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.