



FREEHOLD

House - Terraced

# LLYS DERFEL LONDON ROAD, CORWEN, DENBIGHSHIRE, LL21 0DR

Asking Price

# £130,000

## FEATURES

- Two bedrooms & Loft room
- Kitchen / Diner
- Parking in Close Proximity
- Close to local amenities
- Garden to the rear
- Ideal starter home or investment property



# williams estates

# 3 Bedroom House - Terraced located in Corwen

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This three-storey end terrace is ideally located in the heart of the Historic Corwen. The property presents a spacious living room, a well-appointed kitchen/diner, two comfortable bedrooms, a bathroom, and a versatile loft room currently utilized as the primary bedroom. Notable features include gas central heating, uPVC double glazed windows, rear yard and the convenience of being situated in the town center. EPC Rating - E-47, Tenure - Freehold, Council Tax Band - A

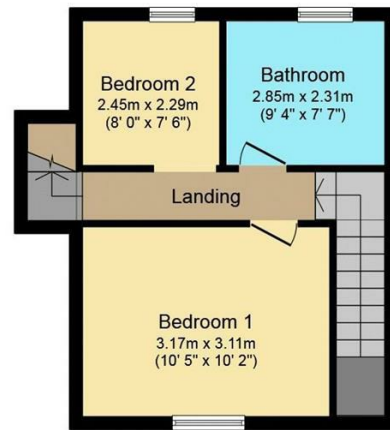
**Council Tax Band**

**A**



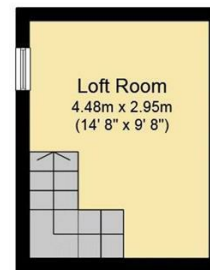
**Ground Floor**

Floor area 33.4 sq.m. (359 sq.ft.) approx



**First Floor**

Floor area 33.5 sq.m. (361 sq.ft.) approx



**Second Floor**

Floor area 11.5 sq.m. (124 sq.ft.) approx

Total floor area 78.4 sq.m. (844 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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