



## 1 Westbourne Terrace, Corwen, Denbighshire, LL21 0AR

**£210,000**

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**EPC - C70**

**Council Tax Band - D**

**Tenure - Freehold**

# Westbourne Terrace, Corwen

## 4 Bedrooms - House - Semi-Detached

No Onward Chain - Ready to move into - Located in close proximity to Corwen town centre, this three storey, four bedroom property has had a change of use back to residential, having been a commercial premises for many years. Accommodation comprises large open plan kitchen/diner with utility room to the ground floor providing access to the spacious cellar currently providing ample storage. However, it does provide the opportunity for further accommodation subject to required planning consents. To the first floor is a living room, modernised family bathroom and double bedroom, whilst the second floor consists of two additional bedrooms. The third floor boasts an additional bedroom and newly renovated bathroom. Further benefits include gas central heating and off-street parking for multiple vehicles. EPC Rating C-70.



### Accommodation

Feature timber front door with central glazed window leading into;

### Open Plan Kitchen/Diner

33'1" x 16'0"

Extremely spacious open plan kitchen/diner allowing an abundance of natural light from both the front and rear. Comprising a range of modern wall, drawer and base units with complimentary solid wood work surfaces over, single bowl inset belfast sink, integrated Lamona electric oven, electric four ring hob and stainless steel extractor hood over. Lighting, power points, fixed storage, timber flooring, uPVC double glazed windows overlooking both the front and rear elevation, stairs leading to the first floor and lower ground floor.

### Utility Room

9'7" x 7'4"

Stable style door, timber framed sash window overlooking the rear elevation, void and plumbing for washing machine, void for fridge/freezer, lighting, power points and continuation of wooden flooring.

### Cellar

30'1" x 16'2"

Extremely generous area with huge potential, uPVC window overlooking the side elevation, uPVC double glazed door allowing access to the rear garden, tiled flooring, lighting, power points and timber door leading into:.

### Boiler Room

8'7" x 5'10"

Recently installed Ideal gas fired boiler and pressurised hot water cylinder, uPVC double glazed window over looking the side elevation, lighting, power points and tiled flooring.

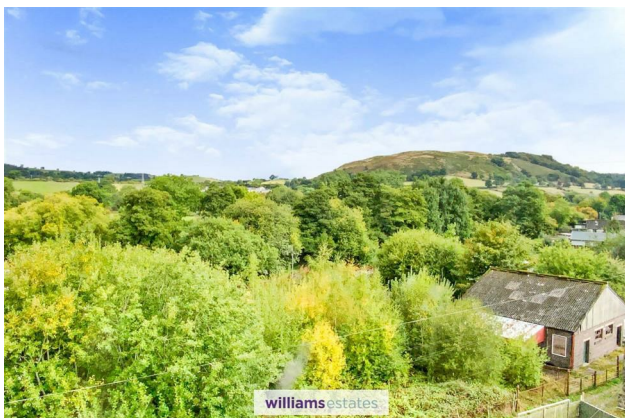
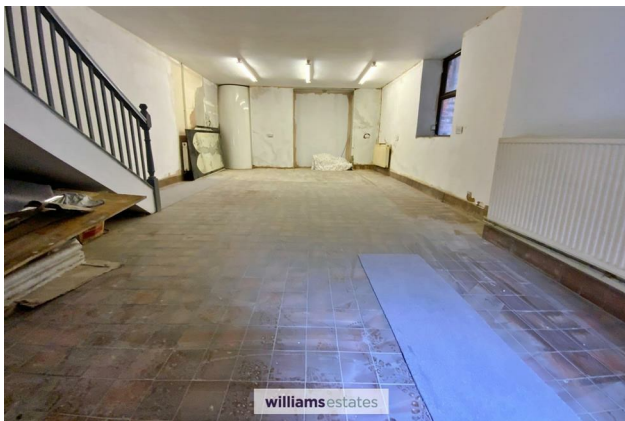
### First Floor Landing

Lighting, power points and doors leading off to:

### Family Bathroom

13'1" x 7'2"

Modernised three piece suite consisting of low flush WC, inset wash basin sat upon an enclosed vanity unit, free standing bath, obscured double glazed window over looking the rear elevation, velux window above and wall mounted radiator.



## Living Room

15'2" x 16'1"

Ornate iron cast feature fireplace, large timber framed sash bay windows with built in seating over looking the front elevation, lighting, power points and panelled radiator.

## Bedroom Three

14'3" x 9'10"

Lighting, power points and large timber framed sash window overlooking the rear elevation.

## Second Floor Landing

Feature stained glass window overlooking the rear elevation, lighting, power points, stairs up to the second floor and doors leading into:

## Bedroom Four

14'1" x 9'10"

Timber framed glazed window over looking the rear elevation, lighting, power points and panelled radiator.

## Bedroom Two

14'4" x 16'3"

Timber framed sash windows over looking the front elevation, feature ornate cast iron fire place sat upon a tiled hearth with timber surround, lighting, power points and panelled radiator.

## Third Floor Landing

Lighting, power points, loft access hatch and doors leading off to:

## Master Bedroom

18'11" x 10'0"

Timber framed glazed window over looking the rear elevation towards the surrounding mature hills of Corwen, lighting, power points, panelled radiator and door leading into the loft allowing ample storage.

## Bathroom

9'7" x 5'6"

Modernised three piece suite comprising low flush WC, pedestal wash basin, enclosed shower cubicle, wall mounted ladder style towel rail and wooden effect laminate flooring.

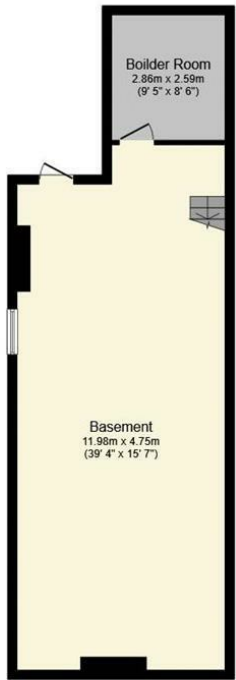
## Exterior

The property benefits from a generous low maintenance rear patio area bound by timber fencing to the side elevation, vehicle access can be gained via a shared roadway to the rear.

## Directions

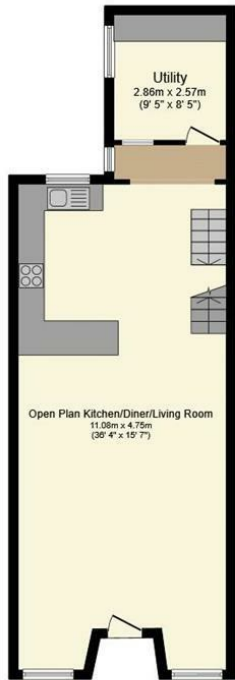
From Ruthin office and turn onto the A494 Corwen Road and continue for approximately 13 miles through the village of Gwyddelwern, continue into Corwen and through the centre of the town taking the right turning heading towards Rhug Estate. The property can be found on the right hand side by way of our for sale board.





### Basement

Floor area 62.6 sq.m. (674 sq.ft.) approx



### Ground Floor

Floor area 60.9 sq.m. (655 sq.ft.) approx



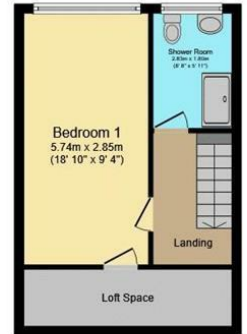
### First Floor

Floor area 50.0 sq.m. (538 sq.ft.) approx



### Second Floor

Floor area 40.0 sq.m. (430 sq.ft.) approx



### Third Floor

Floor area 33.9 sq.m. (365 sq.ft.) approx

Total floor area 247.4 sq.m. (2,663 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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