

Brookside Villa Brookside Cottages, Corwen, LL21 0ED

£120,000

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EPC - E39

Council Tax Band - C

Tenure - Freehold

Brookside Cottages, Corwen

2 Bedrooms - House

A rare opportunity to purchase a detached cottage in need of modernisation. Ideally situated for those who enjoy walking, hiking, mountain biking and train spotting having the LLangollen to Corwen steam train not too far away. The property is being sold with No Chain and Vacant Possession

Located in the popular village of Corwen in a quiet location lies Brookside Villa, the accommodation comprises of a living room, kitchen, two bedrooms and bathroom. There is a lawned garden to the front and side and a small rear garden having open views across open countryside.

The property is also conveniently placed with day to day amenities available in Corwen whilst the larger centres of Bala, Ruthin and Chester offer a more comprehensive range of independent and high street shops, supermarkets, cafes, bars and restaurants.

EPC - TBC. Tenure - Freehold. Council Tax Band - C



Accommodation

The accommodation provides door to:

Living Room

13'9" x 8'7" (4.2 x 2.63)

Wooden fire surround housing open fire, single glazed window to the front elevation, double panel radiator.

Access to:

Kitchen

14'3" x 8'0" (4.35 x 2.45)

fitted with a range of base and wall mounted cupboards and drawers, working surfaces, stainless steel sink unit with mixer tap, void for cooker, uPVC double glazed window having distant views, tiled splash backs, quarry tiled floor, timber door leads to the exterior.



Utility/Storage Area

4'10" x 3'2" (1.49 x 0.97)

Understairs storage, built in cupboards.

Bathroom

9'11" x 7'10" (3.04 x 2.41)

Low level WC, panel bath, pedestal wash hand basin, exposed floorboards, tiled walls, airing cupboard, boiler serving the central heating and the domestic hot water.

Bedroom One

13'8" x 7'2" (4.18 x 2.2)

Double panel radiator, single glazed window to the front elevation.

Bedroom Two

11'9" x 7'0" (3.59 x 2.15)

Single glazed window to the front elevation, radiator.

Bedroom Three/Office

6'3" x 6'1" (1.92 x 1.86)

Velux window, single glazed window, radiator



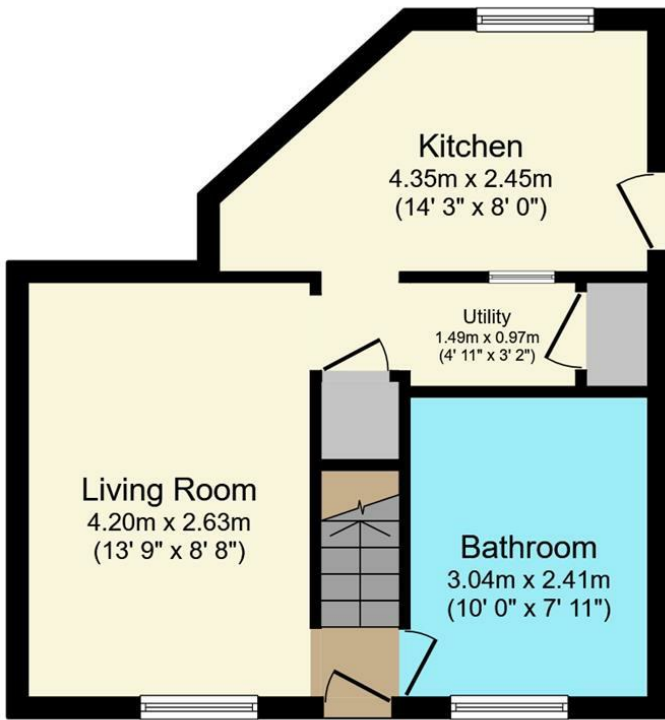
Outside

Access is via double wrought iron gates leading to a paved area and a front lawn garden extends from the front to the side elevation, there is a stone wall to the front boundary. Access to the rear garden via a pedestrian gate, small stone outbuilding and a further brick built store. There are far reaching views across open countryside.

Directions

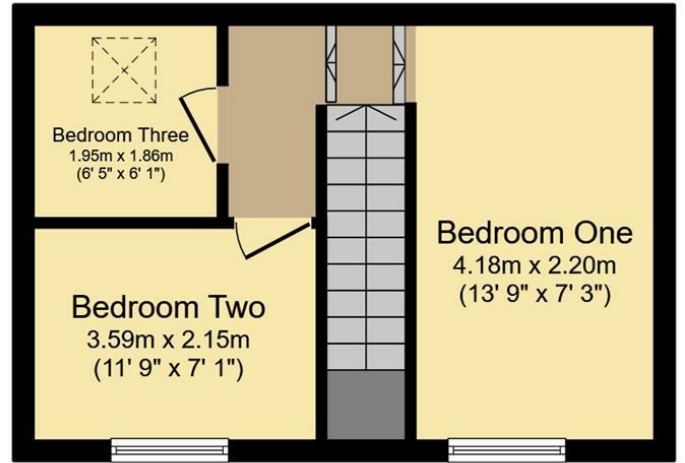
From the Agent's Ruthin Office take the A494 (T) Corwen Road and continue through Gwyddelwern bearing right onto the A5104. At the traffic lights with the A5 (T) turn left and follow the road over the River Dee into Corwen. Continue straight on turning right for the No Through Road (London Road) whereupon the property will be found after a short distance on the left hand side.





Ground Floor

Floor area 35.7 m² (384 sq.ft.)



First Floor

Floor area 26.3 m² (283 sq.ft.)

TOTAL: 62.0 m² (667 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(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.