



## 2 Tan Y Ffordd, Glyndyfrdwy, Corwen, Denbighshire LL21 9HT

**Bowen Son  
and Watson**

Spacious three bedroom mid-terrace property situated in a semi-rural location in the village of Glyndyfrdwy with superb views over the River Dee and surrounding countryside. Presented to a good standard, the accommodation briefly comprises: Entrance Hall, Living Room, Dining Kitchen, Three double bedrooms and Bathroom. The property benefits from uPVC double glazing, front/rear gardens and a recently fitted electric heating system.

Offers in the Region Of £119,950





## 2 Tan Y Ffordd, Corwen, Denbighshire LL21 9HT

- Spacious three bedroom mid-terrace property
- Semi-rural village location
- Superb views over the River Dee and surrounding countryside
- Presented to a good standard
- Entrance Hall, Living Room, Dining Kitchen
- Three double bedrooms, bathroom
- EPC Rating B (52)

### LOCATION

The property is located in the popular village of Glyndyfrdwy with views across the Dee Valley. Glyndyfrdwy is situated approximately 5 miles from the market Town of Llangollen to the west and approximately 4 miles from the market Town of Corwen to the East.

### ACCOMMODATION

The property is approached from the front via a uPVC double glazed door leading into:

### ENTRANCE HALL

With laminate flooring, telephone point, staircase to first floor landing and door off to:

### LIVING ROOM

13' 8" x 12' 2" (4.16m x 3.71m)

Attractive electric fire with feature wooden surround and tiled hearth. Continuation of laminate flooring, TV point and modern 'Dimplex' electric heater.

### DINING KITCHEN

12' 4" x 9' 1" (3.76m x 2.77m)

Range of modern base units with matching wall cupboards, wood effect worktops with inset stainless steel 1.5 bowl sink and drainer with mixer tap, partly tiled walls, integral electric oven, electric hob with stainless steel extractor hood over, space and plumbing for washing machine and dishwasher, continuation of laminate flooring, modern 'Dimplex' electric heater & uPVC door to outside.

### INNER HALLWAY

Leading off Living Room with understairs storage cupboard, continuation of laminate flooring and door to:

### BATHROOM

White suite comprising pedestal wash hand basin, low level flush wc, panelled bath with wall mounted shower attachment above.

### STAIRCASE TO FIRST FLOOR & LANDING

With access to loft space and doors off to:

### BEDROOM ONE

12' 10" x 9' 0" (3.91m x 2.74m)

Feature fireplace, walk-in wardrobe together with large built in storage cupboard, laminate flooring, modern 'Dimplex' electric heater and views to front elevation.

### BEDROOM TWO

12' 7" x 9' 0" (3.83m x 2.74m)

Feature fireplace, picture rail, laminate flooring & modern 'Dimplex' electric heater.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

### BEDROOM THREE

9' 3" x 7' 10" (2.82m x 2.39m)

Picture rail, laminate flooring and modern 'Dimplex' electric heater.

### OUTSIDE

To the front of the property is a small, enclosed decked seating area. To the rear steps lead up to the raised gardens which have been cleared and offer great potential for improvement subject to a prospective purchaser's requirements.

### LOCAL AUTHORITY

Denbighshire County Council. Tel: 01824 706101.

### COUNCIL TAX BAND

Council Tax Band 'B'.

### EPC RATING

EPC Rating - Band 'E' (52).

### VIEWINGS & FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole selling agent's Llangollen office on 01978 860346.

### DIRECTIONS

Leave Llangollen on the A5 in the direction of Corwen leaving the town past Berwyn Station and on to the village of Glyndyfrdwy. Upon entering the village you will pass the 'Butterfly Man' on the right, carry on and take the right hand turning next to the 30 mph traffic sign onto the narrow lane that runs behind the garage and the white Chapel. Continue a little way along where the property will be found on the left hand side.



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Bowen Son & Watson -  
Llangollen Office  
Tel: 01978 860346  
34 Castle Street Llangollen Denbighshire  
LL20 8RT  
[llangollen@bowensonandwatson.co.uk](mailto:llangollen@bowensonandwatson.co.uk)  
[www.bowensonandwatson.co.uk](http://www.bowensonandwatson.co.uk)