



**11 Maes Y Llan, Carrog, LL21 9AW**

**Price £165,000**

A three bedroom terrace house situated in the rural village of Carrog. Having gardens to both front and rear and benefiting from UPVC double glazing. The accommodation briefly comprises entrance hall, lounge with wood burner, dining room, fitted kitchen, three bedrooms and family bathroom.

Enclosed sunny aspect rear garden with useful store. NO CHAIN



### Location

The pretty village of Carrog is a flourishing village just eight miles to the west of Llangollen. An excellent local primary school, in addition to which there is the widely known Grouse Inn, the village hall and Carrog Station which forms part of the Llangollen Steam Railway. Though rurally located, Carrog lies within easy reach of Llangollen (8 miles), Ruthin (12 miles), Wrexham (22 miles) and Chester (33 miles). Good road links provide easy daily commuting to all of these commercial centres and beyond.

### Accommodation

UPVC part glazed entrance door opens into:-

#### Hall

Stairs rising to the first floor and door to:-

#### Lounge

Large UPVC double glazed window to front offering a good degree of natural light, wood burner, radiator and door to:-

#### Dining Room

UPVC double glazed window overlooking the rear garden, useful understairs storage cupboard, radiator and door to:-

#### Kitchen

Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap over, space for cooker, space for under counter fridge, radiator, UPVC double glazed window to rear and UPVC door to garden.

#### On The First Floor

Stairs rise from the entrance hall to the first floor landing with ceiling hatch to roof space and doors off to all rooms.

#### Bedroom One

UPVC double glazed window to front, radiator.

#### Bedroom Two

UPVC double glazed window to rear, radiator.

#### Bedroom Three

UPVC double glazed window to front, radiator.

#### Bathroom

Bath with electric shower over, w.c, wash hand basin, UPVC double glazed window to rear, extractor, part tiled walls, radiator.

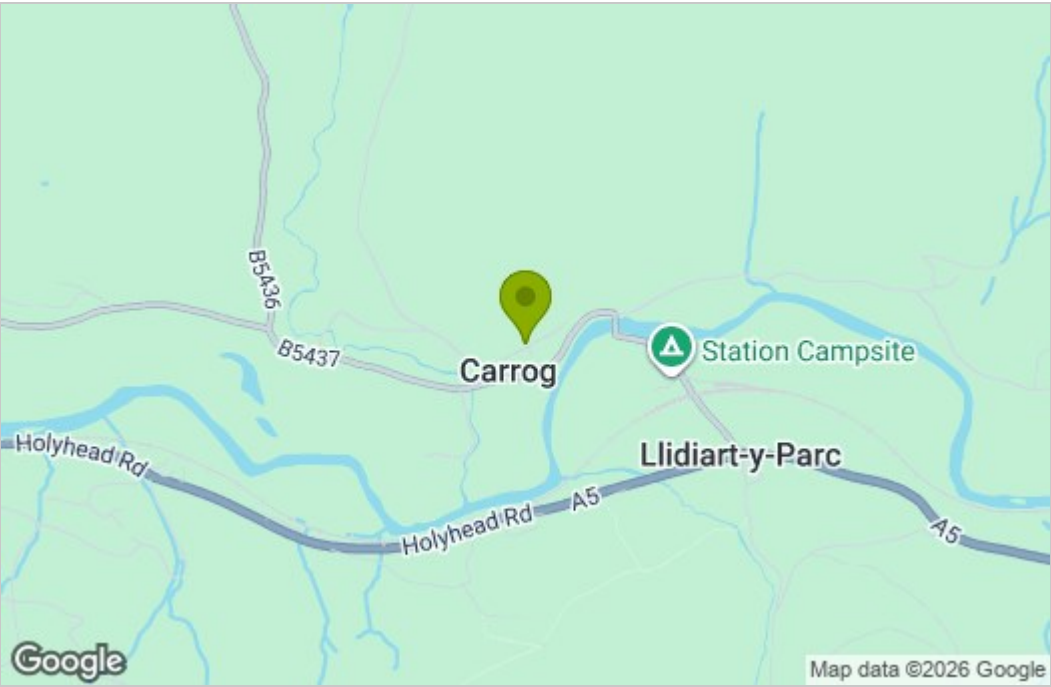
#### Outside

There is a gravelled garden to front with pathway to the entrance door. There is a good sized sunny aspect garden to rear, mainly laid to lawn with useful store. Oil tank

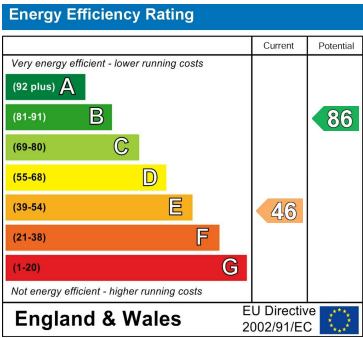


Floor Plan

Area Map



Energy Efficiency Graph



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