



5 Maes Y Waen, Carrog, LL21 9AH

Price £165,000

A charming two-bedroom terraced property set in the highly sought-after village of Carrog, enjoying a sunny rear aspect and delightful views across the adjoining countryside. Offered with no onward chain, the home also benefits from 12 solar panels and presents an excellent opportunity for buyers looking to modernise. The accommodation briefly comprises a dual-aspect lounge filled with natural light, a kitchen with adjoining lean-to, and a separate dining room. To the first floor are two well-proportioned double bedrooms and an adapted shower room. Externally, the property features a lawned front garden with well-stocked borders and privacy hedging. To the rear, the enclosed garden provides a peaceful and private setting, ideal for outdoor entertaining while taking in the pleasant rural outlook.

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

Entrance door with glazed panels opens into:-

Hall

With stairs rising to the first floor and door to:-

Lounge

Dual aspect room with windows to front and rear, open fire (not tested) and original built in store cupboards.

Rear Hall

Useful under stairs storage cupboard.

Kitchen

Fitted base and wall units with work surface areas incorporating sink unit with window above overlooking the rear garden and views beyond, plumbing for washing machine, door to lean to with further external door to the rear garden.

Dining Room

Window to front, wall mounted electric heater.

On The First Floor

Stairs rise from the hall to the first floor landing with window overlooking the rear garden, wall mounted electric heater, loft hatch to roof space and doors off to all rooms.

Bedroom One

Large double bedroom with delightful views, ornamental fireplace, wall mounted electric heater, built in cupboard.

Bedroom Two

Double bedroom with window to front offering far reaching views, ornamental fireplace.

Shower Room

Adapted shower enclosure with electric shower, fully tiled walls, wet floor, window to rear.

W.C

W.C, window to rear.

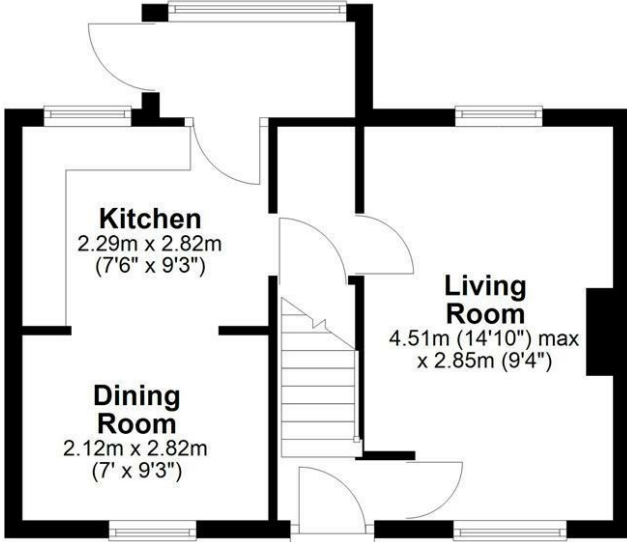
Outside

Lawned garden to front with stocked borders and privacy hedging. Enclosed sunny aspect rear garden with patio and lawned areas enjoying a peaceful outlook over the adjoining countryside.



Floor Plan

Ground Floor



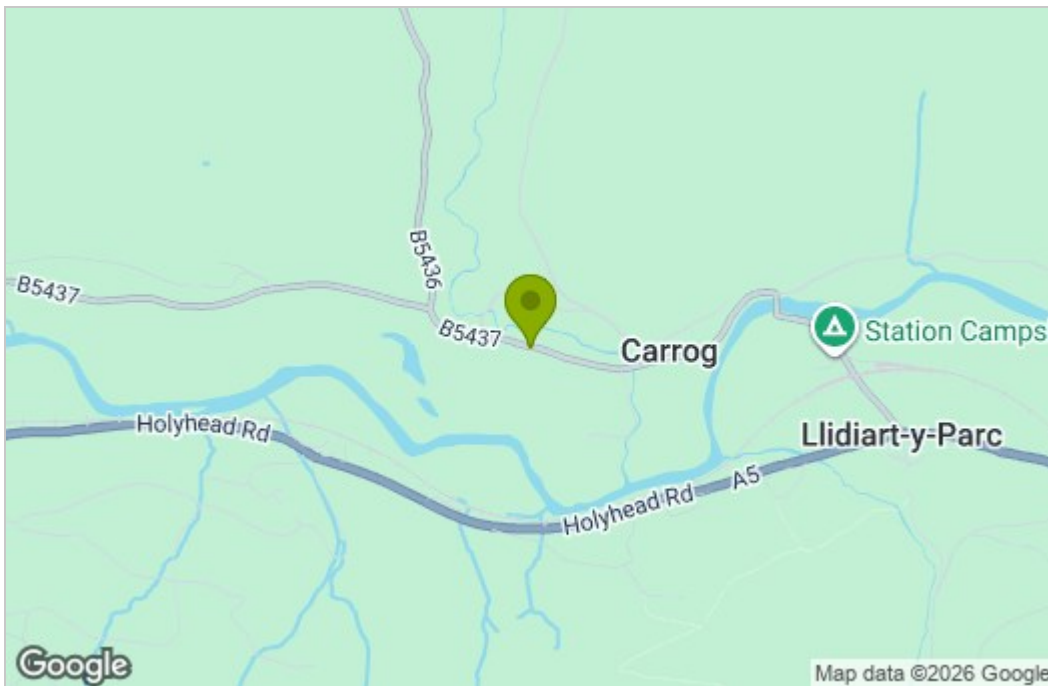
First Floor



Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

5 Maes y Waen LB

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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