



## Corwen Road

Pontybodkin, CH7 4TG

O.I.R.O £290,000



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## ACCOMMODATION COMPRISES

The property is approached via a gravelled driveway providing ample 'Off Road' parking for a number of vehicles.

A composite door with decorative inset leads into:

### Entrance Porch

With marble tiled flooring, double glazed windows to the front and side elevations,

Double glazed door leads into:

### Lounge

20'0" x 13'11" (6.10 x 4.24)

With marble tiled floor, double panelled radiator, t.v.aerial point set in a feature unit with stairs leading to the first floor accommodation.

Door leading into:

### Kitchen/Breakfast Room

20'0" x 9'6" (6.10 x 2.90)

Fitted with a range of modern high gloss wall and base units with complimentary work surfaces over, sink unit with drainer and mixer tap, built in electric induction hob, built in eye level double oven, integral full length fridge and freezer and fitted breakfast bar, understairs cupboard providing ample storage space and could be utilised as a pantry, ceiling spotlights, marble tiled flooring and modern upright radiator.

Door into utility room and opening into:

### Dining Area

11'8" x 10'3" (3.56 x 3.12)

Currently utilised as a gym but could easily be a family dining area, with marble tiled flooring and double glazed French doors opening onto the rear garden.

### Utility Room

11'5" x 5'1" (3.48 x 1.55)

With tiled worktop giving space for appliances below including washing machine and tumble dryer, marble tiled flooring and Upvc door with frosted panel leading to the rear garden.

## STAIRS FROM LOUNGE LEAD TO:

### Landing

Having double glazed window to the side elevation and providing access to all bedrooms and bathroom.

### Bedroom One

12'3" x 10'5" (3.73 x 3.18)

Fitted with a range of contemporary wardrobes with part mirror sliding doors containing hanging rail, shelving and t.v.aerial point, double panel radiator and double glazed window to the front elevation.

### Bedroom Two

12'7" x 11'2" (3.84 x 3.40)

Fitted with a range of wardrobes, one of which acts as a doorway to the staircase leading up to the loft room, double panel radiator and double glazed window to the rear elevation.

### Loft Room

13'3" x 9'2" (4.04 x 2.79)

This 'secret' loft room is an exciting addition to the property with versatile uses as either an office space for those who work from home or a play room for children, having velux skylights and storage to the eaves.

### Bedroom Three

13'5" x 9'2" (4.09 x 2.79)

With built in wardrobe containing t.v.aerial point, double panel radiator and double glazed window to the front elevation.

### Family Bathroom

Fitted with a three piece suite comprising panelled P shaped bath with shower over and glazed shower screen, pedestal wash hand basin and low level flush w.c. Tiled flooring, fully tiled walls, double panel radiator and frosted double glazed window to the rear elevation.

## OUTSIDE

The front of the property is approached via a gravelled driveway providing ample 'Off Road' parking for a number of vehicles and leads to the front entrance. To the rear you will find an enclosed garden designed with low maintenance in mind. There is a tiled patio area and an artificial grass section. The garden is bound by wood panelled fencing.

## SELF CONTAINED ANNEXE

A composite door with decorative inset leads into:

### Entrance Hall

With laminate flooring, door into the bedroom and opening into:

### Open Plan Kitchen/Living Space

17'6" x 15'1" (5.33 x 4.60)

The lounge area has laminate flooring, ceiling spot lights, a double panel radiator and a t.v.aerial point. The room opens up into a kitchen/dining area where you will find a range of wall and base units with work surfaces over, stainless steel sink unit with drainer and mixer tap, built in electric hob with oven beneath and extractor hood over, space for free standing fridge/freezer and void and plumbing for washing

Tel: 01352 700070

machine. Ceiling spot lights and double glazed window to the side elevation.

Door leads into Bathroom.

### Bedroom

10'9" x 10'5" (3.28 x 3.18)

Laminate flooring, double panelled radiator and double glazed window to the front elevation.

### Bathroom

This larger than average bathroom is fitted with a four piece suite comprising 'Jacuzzi' bath, walk in shower cubicle with wall mounted rain shower, wash hand basin set on a tiled vanity unit with storage beneath and low level flush w.c. Ceiling spotlights, tiled flooring and radiator.

### EPC Rating - TBC

### Council Tax - Band D

### Directions

From the Agents Office in Mold continue down Chester Street to the roundabout and take the third exit onto Chester Road, continue to the next roundabout and take the fourth exit onto Chester Road. Go straight for 2.8 miles and then turn right onto Corwen Road, Continue along this road where the property will be observed on the right hand side.

### Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

### To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF on 01352 700070 IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

### Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070.

### Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### Misrepresentation Act 1967

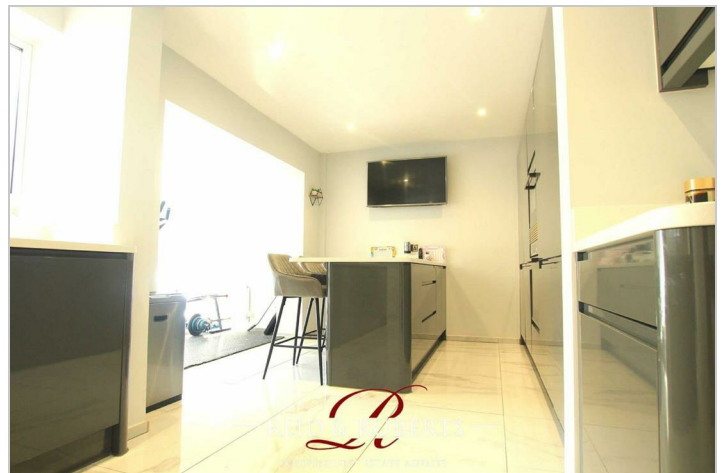
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Do You Have A Property To Sell

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation FREE of charge

### Opening Hours

Monday - Friday 9.15am - 5.30pm  
Saturday 9.15am - 4.00pm



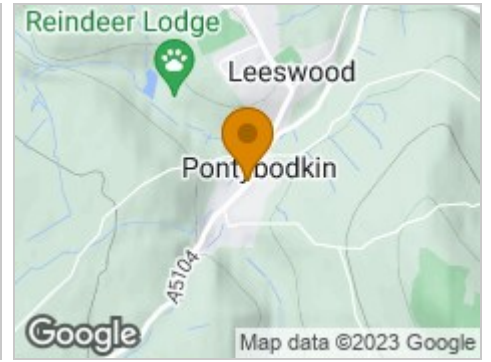
## Road Map



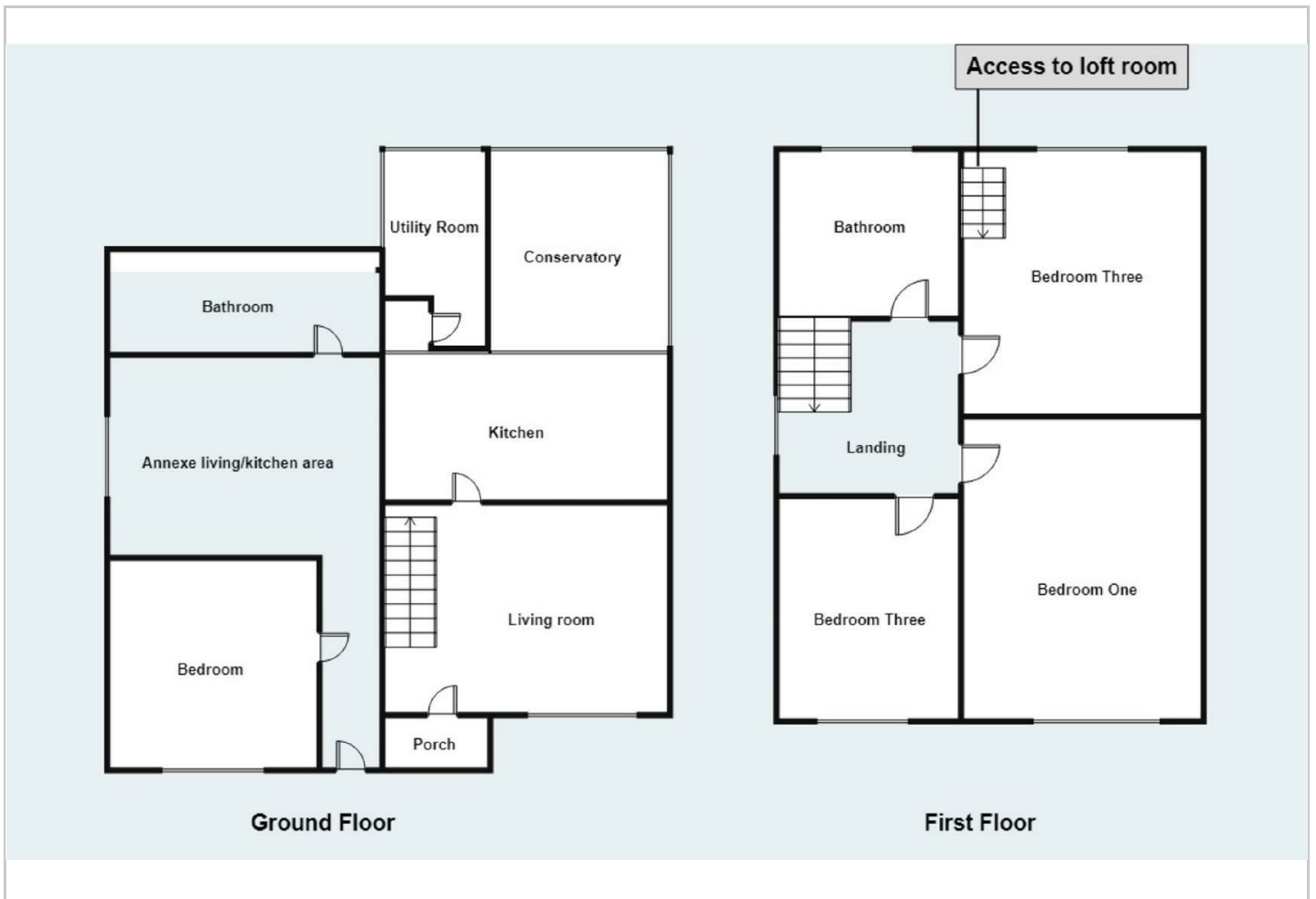
## Hybrid Map



## Terrain Map



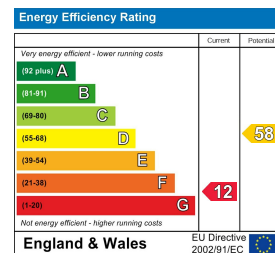
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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