

TO LET

**6 Glyndwr Terrace, London Road,
Corwen, LL21 0DT.**

TO LET



**A three bedroom end of terrace
close to local amenities in the town.**

- **Three bedrooms**
- **Cellar**
- **Rear yard**

Directions: Take the A494 towards Corwen then at Druid Traffic lights turn right for Corwen on the A5. Continue to the next set of traffic lights and follow the road into Corwen. Proceed through Corwen on the Llangollen road and the property can be seen on the left just before leaving the town.

Accommodation: (with approximate room sizes)

Entrance Hall: Exposed wood flooring. Stairs leading up to first floor landing.

Sitting Room: 3.69m x 3.62m (12'1" x 11'10")
Exposed wood flooring. Bay window. Open fireplace on a slate hearth and timber surround. Two shelved storage cupboards. Sash window.

Dining Room: 3.92m x 3.19m (12'10" x 10'4")
Tiled open fireplace. Wooden floor. T.V. aerial point and sash window.

Kitchen: 2.39m x 2.13m (7'10" x 6'11")
Fitted with base and wall hung storage cupboards with tiled surrounds and single drainer stainless steel sink unit. Electric cooker point. Sash window. Door out to the rear yard.

Cellar:

First Floor Landing: Exposed wooden flooring. Two walk in storage cupboards.

Bathroom: Panelled bath with 'Mira' shower fitted over and tiled surrounds. Pedestal wash hand basin with tiled splash back. Low flush w.c. Sash window.

Bedroom 1: 3.92m x 2.90m max (12'10" x 9'6" max)
Exposed wooden flooring. Airing cupboard housing the hot water cylinder which is fitted with an immersion heater.

Bedroom 2: 3.68m x 2.99m (12'0" x 9'9")
Exposed wood flooring. Storage cupboard. T.V. aerial point and telephone point. Sash window.

Bedroom 3: Wooden flooring. Sash window.

Outside: Enclosed garden to front and small yard to rear of the property.

Services: Mains water and electricity.

Local Authority: Denbighshire County Council – (01824) 706000

Viewing: By appointment with the Bala Agents, R.G.Jones

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