Flat 1 & Flat 2, Church House, London Road, Church House London Road, Corwen - LL21 0DR

Guide Price **£150,000**

Flat 1 & Flat 2, Church House, London Road

Church House London Road, Corwen

VACANT NO ONWARD CHAIN - For Sale by Modern Auction – T & C's apply. Auction end date : 05-11-2026 at 14:00

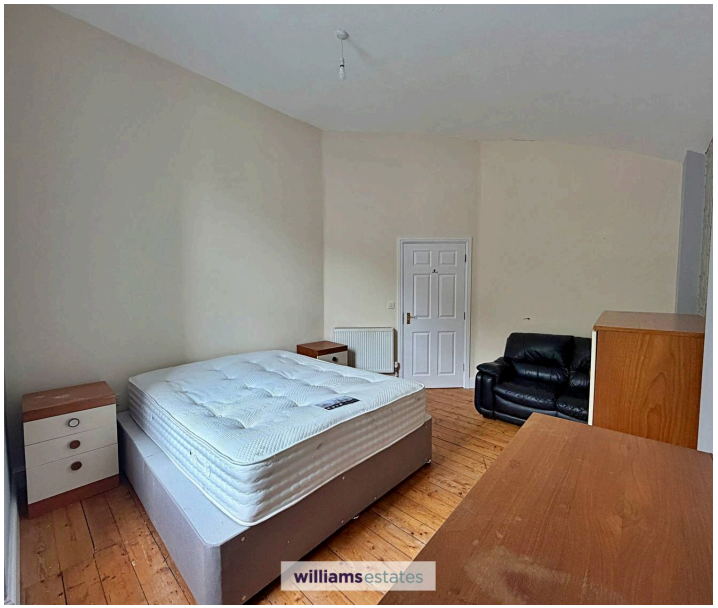
Church House offers an abundance of original features , what was originally a five bedroom property has now been divided into two separate self contained flats located in Corwen Town Centre. Having a communal hallway providing access to both flats. Accommodation for Flat 1 comprises entrance hall, two bedrooms, bathroom, spacious living and kitchen. Accommodation for Flat 2 comprises entrance hall, three bedrooms, WC, bathroom, kitchen and spacious living. Further benefits include open fireplaces and original features throughout, uPVC double glazing, gas central heating in both flats and having their own separate electric and gas meters. The property is close to local amenities such as shops, a bus stop, public houses and cafes. Nearby there is also a primary school. The popular towns of Ruthin and Llangollen are approximately 12 and 9 miles away respectively. Having an ideal investment opportunity, viewings are highly recommended to see the properties true potential.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Accomodation
Having uPVC double glazed door leading into an entrance porch with two timber double doors leading into the communal hallway with doors off providing access into Flat 1, Flat 2 and the basement. Radiator, powerpoints and lighting.

Flat 1 - Accommodation
Steps from the communal hallway leading up to a timber door through to:

Flat 1 - Entrance Hall
Delightful original parquet flooring, lighting, power points, panelled radiator, uPVC double glazed window overlooking the side elevation, storage cupboard and doors leading off to the bathroom, two bedrooms and living room.

Flat 1 - Bedroom One
A good sized double bedroom with lighting, power points, panelled radiator, original parquet flooring, high ceilings, and uPVC double glazed windows overlooking the side and rear elevation.

Flat 1 - Bedroom Two
A bright and airy room with lighting, power points, panelled radiator, original parquet flooring, and uPVC double glazed window overlooking the rear elevation.

Flat 1 - Living Room
A spacious room with two uPVC double glazed windows overlooking the rear elevation, original parquet flooring to one half, a carpet to the other half, exposed feature brick fireplace, high ceiling, panelled radiator, power points and stairs leading up to the:

Flat 1 - Kitchen
Fitted with a range of wall, drawer and base units with complementary worksurfaces. Integrated fridge freezer, plumbing for washing machine and dishwasher, integrated oven and grill, electric Hotpoint hob with stainless steel extractor hood over, one and half bowl sink with drainer grooves adjacent with mixer tap over, uPVC double glazed window overlooking the front elevation, tiled flooring, lighting

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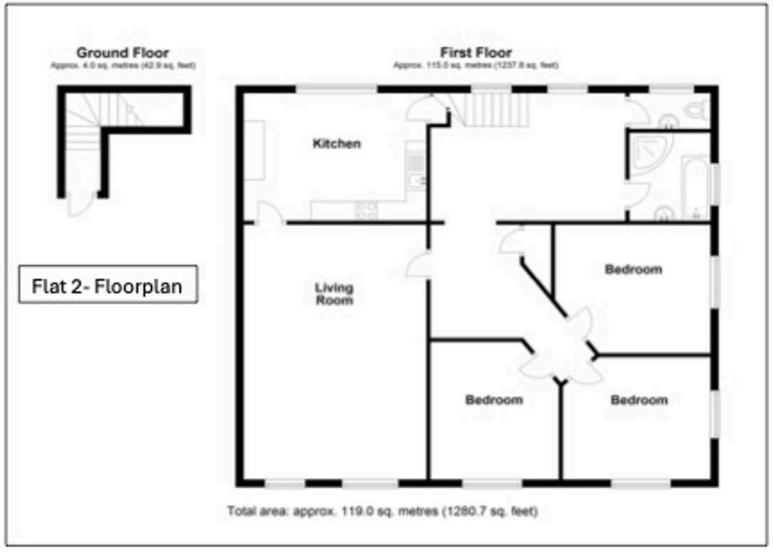
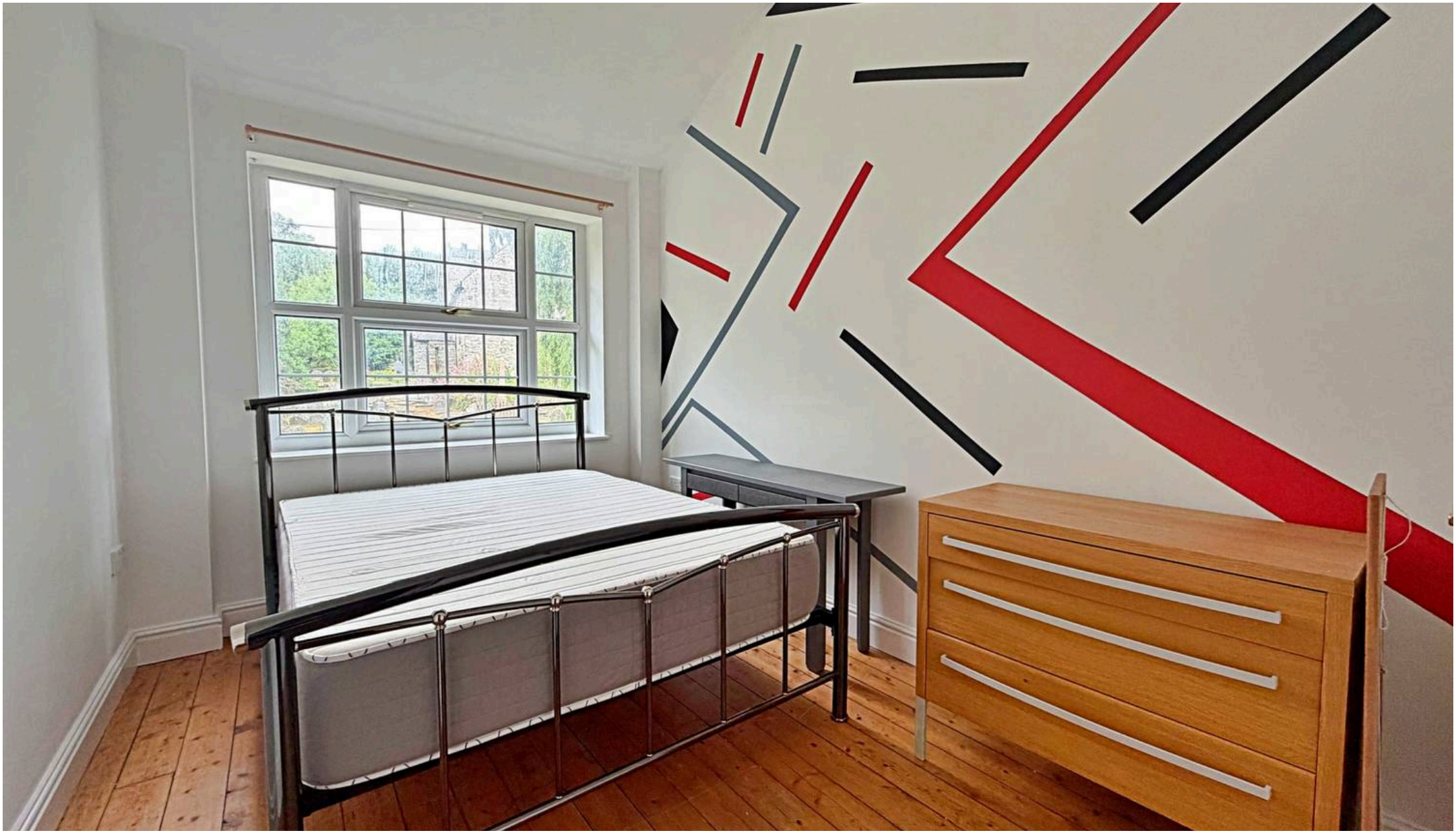

Ground Floor
Approx. 4.0 sq. metres (42.9 sq. feet)
First Floor
Approx. 115.0 sq. metres (1237.8 sq. feet)
Kitchen
Living Room
Bedroom
Bedroom
Bedroom
Flat 2- Floorplan
Total area: approx. 119.0 sq. metres (1280.7 sq. feet)

Bedroom
Bedroom
Living Room
Flat 1- Floorplan
Ground Floor
Approx. 89.4 sq. metres (961.8 sq. feet)
Total area: approx. 89.4 sq. metres (961.8 sq. feet)



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