



## Esgair Llyn Pentrellyncymmer, Corwen, LL21 9TU Guide Price £349,950

A wonderful detached property most pleasantly situated on the fringes of the village of Pentrellyncymmer being approximately 14 miles from the Historical Market Towns of Corwen, Denbigh and Ruthin together with detached spacious garage and 1.30 acres of land or thereabouts.

Accommodation :- Front Entrance, Hall, Kitchen, Rear Porch, Conservatory, Bathroom/WC, Bedroom One, Lounge, Bedroom Two, First Floor, Landing, Store Room 1 and Store Room 2.

**FOR SALE BY PRIVATE TREATY**

## GENERAL REMARKS

### SITUATION & DIRECTIONS

The property enjoys a delightful location on the fringes of the rural village of Pentrellyncymmer being one mile from Brenig and Alwen reservoirs which are noted for their outdoor recreational activities including fishing and sailing. The nearby village of Cerrigydrudion includes a general store shop, post office, primary school and public house. The nearby main A5 trunk road provides easy access to the village of Betws y Coed which is known as the gateway to Snowdonia. The property benefits an idyllic country setting with impressive open countryside views and beyond.

From Denbigh proceed initially along the A543 (in the direction of Pentrefoelas and then the B4501 towards Cerrigydrudion) for about 13 miles. Thereafter turn left for Pentrellyncynmer and then continue for about 1 mile. Proceed through the Hamlet of Pentrellyncymmer over the bridge and proceed up the hill where the property will be found on the left hand side.



**FRONT ENTRANCE**



### HALL

Access to loft space, central heating radiator and timber flooring.

### DESCRIPTION

The stone with cavity brick extension under slate roof property boasts a unique character and benefits a convenient yet peaceful position. The land amounts to approximately 1.30 acres which maybe of interest to a wide spectrum of purchasers to include equestrian enthusiasts or those seeking amenity land. The property benefits far reaching views of open countryside, double glazed windows and oil fired central heating.

Please note the two storage rooms maybe suitable to convert into bedrooms subject to all necessary planning consents.

The accommodation briefly comprises :-



### **KITCHEN/DINER**

18'1" x 8'7" (5.53m x 2.64)

Cottage style fitted floor and wall units with stainless steel sink unit, granite effect worktops, laminate sandstone effect flooring, central heating radiator.



### **REACH PORCH**

5'6" x 5'4" (1.69m x 1.64m)

Tiled flooring and access to front.

### **CONSERVATORY**

12'3" x 8'7" (3.73m x 2.62m)

Impressive views of open countryside and beyond, double doors to patio area, central heating radiator and laminate flooring.



### **BATHROOM/WC**

6'4" x 6'3" (1.94m x 1.93m)

Comprising pedestal wash hand basin, low level wc, shower, tiled walls and laminate flooring.

### **BEDROOM 1**

10'11" x 7'11" (3.33m x 2.43m)

Window to rear aspect, fitted wardrobe, carpeted floor and central heating radiator.



### **LOUNGE**

15'1" x 13'11" (4.60m x 4.25m)

Original stone feature walls with blue slate window cill of character, open timber beams, electric fire with slate hearth, two central heating radiators.



### **BEDROOM 2**

15'5" x 8'10" (4.71m x 2.71m)

Stone surround feature, timber floor and two central heating radiators.



## FIRST FLOOR

### LANDING

#### STORE ROOM 1

13'0" x 10'10" (3.97m x 3.31m)

Storage shelving with exposed beam, circular leaded windows, fitted storage cupboards, carpeted floor and central heating radiator.



#### STORE ROOM 2

12'6" x 8'11" (3.83m x 2.72m)

Storage shelving with exposed beam, circular leaded windows, fitted storage cupboards, carpeted floor and central heating radiator.



## GARAGE

Concrete block under slate roof detached double garage benefiting mains water, mains electric, electric door and concrete floor.



## OUTSIDE

Elevated garden to the front consisting flower beds, vegetable patch, part stone surround and patio area. Path leads to the rear garden which provides a patio area with seating area and impressive views of open countryside and beyond.



## LAND



## **VIEWING ARRANGEMENTS**

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

## **SERVICES**

We are given to understand that Mains Electricity, Mains Water and septic tank drainage serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

## **TENURE & POSSESSION**

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

## **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

## **TOWN & COUNTRY PLANNING**

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

## **PLANS & PARTICULARS**

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

## **IMPORTANT**

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It

should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

## **BUYING PROCEDURE**

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

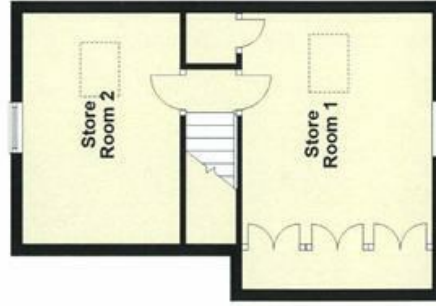
## **SELLING PROCEDURE**

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted for errors arising from the use of this plan. Reproduced under licence from William Morris. Energy Assessments. All rights reserved. Plan produced using PlanUp.

