



## Trem Edeyrnion, Cynwyd, Corwen, LL21 0LA Guide Price £249,000

An exceptionally well presented semi-detached property of character situated within the popular village of Cynwyd which provides a wealth of amenities together with countryside views to the rear and being 2.5 miles from Corwen. The property would be of interest to a wide spectrum of purchasers and internal viewing is highly recommended.

**Accommodation :- Front Entrance, Hall, Lounge, Living Room, Dining Room, Conservatory, Kitchen, Utility Room, First Floor - Landing, 3 Bedrooms (one with En Suite) and Bathroom/WC**

**FOR SALE BY PRIVATE TREATY**



## GENERAL REMARKS

### INTRODUCTION

This is a perfect opportunity to own a property in the heart of the Welsh countryside whilst being convenient to all local amenities. Internal viewing is highly recommended.

### SITUATION & DIRECTIONS

This small rural village enables ease of access towards Llangollen, Wrexham and Chester. Cynwyd is just a short drive of Corwen and the village itself has a range of local amenities. Whilst the large towns of Llangollen and Ruthin provide a more extensive range of facilities together with primary and secondary schools.

From our Ruthin office take the A494 Corwen road, proceed for 9 miles through the village of Gwyddelwern and on reaching the junction with A5104 Chester road turn right. On reaching the traffic lights with the A5 turn left and on crossing the River Dee bridge turn immediate right onto the B4404 Old Bala road. Continue along this road and upon reaching the village of Cynwyd continue to the centre taking the immediate left after the pub onto Waterfall Road, follow the lane and the house will be found on your right hand side signposted Clough & Co for sale board.

### DESCRIPTION

Originally a pair of terraced houses which have now been converted into one spacious dwelling, this property has benefited extensive improvements, modernisation and extension works over the years all of which have been executed to a very high standard. The property benefits mains gas central heating, includes an easy to maintain rear yard and is ideal for those seeking a family home, first time buyers or an investment opportunity.

The accommodation briefly comprises :-



## FRONT ENTRANCE

### HALL

With under stairs storage cupboard, access to stairs, slated floor and central heating radiator.

### LOUNGE

12'2" x 11'7" (3.71m x 3.55m)

Open beamed ceiling, window to front aspect, cast iron gas stove, carpeted floor and central heating radiator.



### LIVING ROOM

12'2" x 11'3" (3.73m x 3.43m)

Open beamed ceiling, cast iron gas stove, window to front aspect, electric meter box, timber effect laminate flooring and central heating radiator.



### DINING ROOM

14'7" x 6'8" (4.46m x 2.04m)

Providing door to conservatory and door to kitchen, timber effect laminate floor and central heating radiator.





### CONSERVATORY

9'1" x 9'1" (2.78m x 2.77m)

Views of open countryside and beyond.



### FIRST FLOOR

#### LANDING

Spacious landing with timber frame fireplace with airing cupboard with central heating radiator, access to loft space, central heating radiator.



### KITCHEN

17'7" x 6'6" (5.36m x 1.99m)

With timber effect floor and wall units, coloured sink with antique brass effect mixer tap, breakfast bar, timber open ceiling and ceramic tiled flooring.



### BEDROOM ONE

9'5" x 9'0" (2.89m x 2.76m)

Window to front aspect, built-in wardrobes, carpeted floor and central heating radiator.



### UTILITY ROOM

8'8" x 7'10" (2.66m x 2.39m)

With Worcester boiler, timber effect units, Belfast sink with hot and cold tap, access to rear garden and ceramic tiled floor.





## BEDROOM TWO

12'11" x 12'6" (3.95m x 3.82m)

Spacious bedroom with built-in wardrobe and walk-in wardrobe providing spacious room and shelving, window to front aspect, timber flooring and central heating radiator.



## EN SUITE

With pedestal wash hand basin, wc, shower and timber flooring, central heating radiator.

## BEDROOM 3

9'4" x 9'2" (2.85 x 2.80m)

With window to rear aspect, carpeted floor and central heating radiator.



## BATHROOM

9'0" x 6'7" (2.76m x 2.01m)

White suite comprising toilet, pedestal wash hand basin, corner bath with shower over, central heating radiator, part tiled walls and timber floor.



## OUTSIDE

Pedestrian side access providing spacious rear yard which has been predominantly flagged with paving slabs together with raised flower beds and provides a detached store shed of stone construction under slate roof. The rear yard benefits open countryside views.



## SERVICES

We are given to understand that Mains Electricity, Mains Water, Mains Gas and Mains 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.

## VIEWING ARRANGEMENTS

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

## 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

## COUNCIL TAX

Council Tax Band E

## 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.

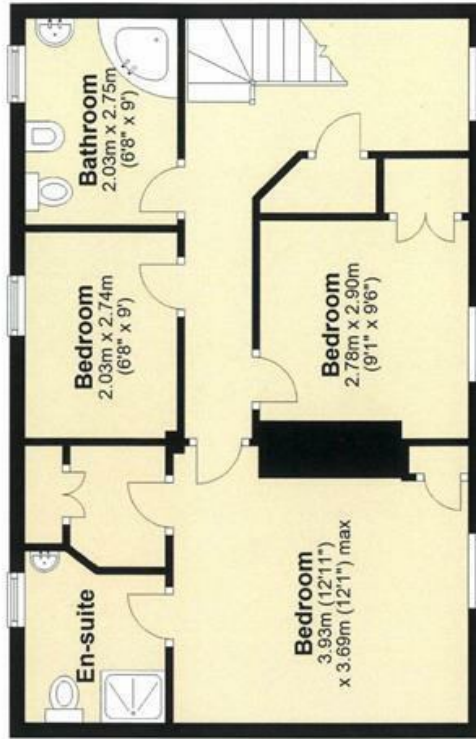
### **SELLING PROCEDURE**

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 in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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